

Why You Should Inspect Your Home: An Interview with Kevin Walsh of All Aspects Home Inspections Inc.

By **Kevin Walsh**

About All Aspects Home Inspections Inc:

After a childhood spent in East Meadow learning from his father, **Tom Walsh** had worked in nearly all facets of the construction industry since the early 1970s. In 1997, a relative and a licensed Realtor suggested he use all of that knowledge and experience to start his own home inspection business. He decided to augment his own lifetime of experience by attending home inspection courses at Hofstra University and CW Post. Armed with this knowledge and experience, All Aspects Home Inspections Inc. was born. Fifteen years later, All Aspects Home Inspections is one of the leading home inspection companies in the New York area. When licensing requirements for home inspectors began in 2006, Tom became fully licensed and recognized by the state of the New York.

Mirroring the mentorship role that his own father had played in his life, Tom's son, **Kevin Walsh**, joined **All Aspects Home Inspections Inc.** in 2012 after completing the New York State licensing course at C.W. Post and passing the N.Y.S licensing exam. He has an extensive background in all phases of construction with an emphasis on framing and electrical systems.

How Often Should Homeowners Inspect Their Homes?

A home inspection should be always completed before selling a home and whenever purchasing a home. Homeowners can also benefit having a home inspection completed every five to ten years on their home. Unsafe conditions that a current homeowner may not be aware of can be uncovered. Issues such as rust in the electric panel, deteriorated main electric service lines, and open or deteriorated waste lines are things that a home inspection can uncover before they become major problems for a homeowner.

Benefits of a Pre-Sale Home Inspection:

If a home seller has Pre-Sales home inspection completed before putting their house on the market, they may be able to increase its value and get closer to their asking price by repairing issues uncovered during the home inspection. One of the main reasons home sale transactions fall apart are issues that are uncovered during the buyer's home inspection. When something unanticipated is discovered during the buyer's inspection of the property, oftentimes the buyers and sellers cannot agree on a remedy.

Main reasons to have a Pre-Sales inspection completed:

- Helps the home to sell faster.
- Helps the home to sell for a higher price.
- Less chance of a deal killing issue coming up during a buyer's inspection.
- Reduces the need for a second round of negotiations based on the findings of the buyer's Inspector.
- Eliminates the stress from a buyer's inspection where the participants have different interests.
- Lessens the chance of buyers getting cold feet when they find out the home is not perfect.
- Enables the seller to decide which repairs to make, or not make, before putting the home on the market.
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- Develops trust between buyers and sellers, and greatly reduces the stress level of both buyer and seller.

What is the Length of a Home Inspection?

Depending on the size and condition of the house, a home inspection can take anywhere from an hour and a half to three hours. Normally, an e-mail copy of the inspection report is sent within 24 to 36 hours after the physical home inspection is completed. The finalized hard copy is sent in the mail within 48 hours. Both the client and representing attorney receive a copy of the report.

What Can Happen if Someone Does NOT Inspect Their Home?

Most home sales are completed in the following manner:

First, after a prospective buyer looks at a house and if they decide to purchase, they present an offer. If the seller does not accept the offer, price negotiations are then commenced between the buyer and the seller. After the negotiation process, a final price is settled on. After the purchasing price is agreed to, the prospective buyer will have a home inspection completed. Many times during this inspection, problems and issues are uncovered that were not known during the initial price negotiations.

The buyer, now armed with new, and in most cases negative information, wants to renegotiate the selling price. It is this second round of negotiations where the deal usually fails. The seller feels they already negotiated the price and is not willing to renegotiate.

If the seller would have had a pre-sales inspection, most likely these negative issues would have been uncovered. This would have allowed the seller to decide in advance to either repair the items uncovered or reflect the needed repairs in the asking price AND share this information with the buyer. A pre-sales inspection allows for a substantially easier negotiation conducted in good faith between buyer and seller.

What Services Does All Aspects Home Inspections Inc. Provide?

- [Pre-purchase inspections](#)
- [Seller's inspections](#)
- [New Construction inspections](#)
- [Builder's Warranty inspections](#)
- [Investor Property inspections](#)
- [Foreclosure inspections](#)
- [EDR Neighborhood Environmental inspections](#)
- [Radon Testing](#)
- [Bank Draw Inspections](#)

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