

LAMORINDA WEEKLY

Wednesday, December 26, 2007 ■ Volume 01; Issue 23 ■ www.lamorindaweekly.com

Tried and True Tips and Vendors

By Dana Green, Realtor, J. Rockcliff Realtors, Inc.
Home and Termite Inspections

Inspecting your property frequently will allow you to head off problems before they become a real burden and expensive nuisance. This is something you should do annually whether or not you plan to sell your home. Walk the perimeter carefully checking the general condition of the siding, trim, and eaves, particularly behind bushes that may obstruct easy viewing. What do you see? Along the way, make a list of items of concern, and record your observations. If you see anything out of the ordinary, (large gaps, cracks, sagging or sloping of floors, etc.), make note and consider calling an accredited property inspector. Aside from a qualified evaluation of the conditions that you recorded, a professional home inspector can often discover other important issues that have gone unnoticed. A typical inspection will cost \$350 to \$500. This will pay for itself quickly if a problem is caught early!

The over-all safety of a building is only one of the main concerns of a trained inspector. They are also evaluating performance of key components (roof, foundation, heating systems, etc.) and electrical issues. Adverse conditions inside an electrical panel such as improper wiring and faulty connections can result in an electrical fire. Poor roof conditions, improper functioning of the heating system and leaks in the plumbing are just a few examples of other issues that can be discovered by a home inspector.

As it is not a particularly glamorous job, don't forget to crawl under the home or visually inspect the attic space. Both areas have structural significance and should be professionally evaluated to maintain their condition. Excessive settlement can be caused if the grading around the outside of the home is found to have too much moisture.

Lastly, it is also important to check your house for dry-rot and/or termite activity. It pays to recognize the signs of infestation and carry out a termite inspection every 1-2 years. An average termite inspection runs between \$185-\$250. Some of the signs to look for are termite swarms coming out of hidden spots. Or, if you have just finished a remodeling project, make sure the contractor did not leave abandoned wood scraps or material, commonly called cellulose debris, in the crawl space. These materials create the perfect environment for termites. Again, if you think you have a problem, call in the professionals.

Tried and True Vendors:

Kimmell Inspection Services
Bob Kimmell
P.O. Box 1148
Alamo, CA 94507
(925)872-9004
Bob@KimmellInspection.com
www.KimmellInspectionServices.com

Q Termite, Inc.
4861 Sunrise Dr. #107
Martinez, CA 94553
(925) 229-1481
QTermite@SBCGlobal.net



Dana Green, a Lafayette native, is a Lamorinda Real Estate Specialist. Dana can be reached at (925) 339-1918 or danagreen@rockcliff.com