



Valued Home Inspectors Inc.

Patrick M. Corbett

Home Inspection Services



ILLEGAL WORK ON PROPERTY:

**I wanted to share with you some recent Buyer Concerns on Home Inspections
That resulted in Deal going Dead (or) Was Delayed for long time !!!**

**Know and Understand if the property you are selling had any work—items
added to the property
Without a Required Permit...Be Prepared !!!**

1. Ask owner up front if they added anything to the property since they lived there
2. Try and check DOB site to see if any Active Violations are present
3. Is there "Current Site Survey" on hand you can compare property to
4. Check property if some of these common examples exist:
 - Was a Deck or Porch installed
 - Was an In-Ground Pool installed
 - Were there any Room Extensions installed
 - Was there a Garage Space converted to Finished Living Space

I found out about a few of these issues after I had followed up with buyers soon after the Inspection was completed....Majority of them had walked away from the Deal !

You can always call me with any questions or concerns
I look forward to working with you and your clients real soon

**Alarms are for emergencies.
Perspective is for home inspection.**



Est. 2006

Protecting Peace of Mind

Patrick M. Corbett

718-232-1776 / 917-589-7310 / 917-589-5376

Lic.# 16000002636

www.valuedhomeinspectors.com