

REAL ESTATE



8295 NE 33rd Street, Terrebonne

4090 sq. ft., 5 bed, 4 bath, 4.39 acres, 2.74 irrigated. 3-car garage, detached shop/garage. \$1,200,000



ANGELA BOOTHROYD

Broker

541-410-2572

aboothroyd@windermere.com

Windermere
REAL ESTATE

WINDERMERE CENTRAL OREGON REAL ESTATE



Idyllic 10-Acre Horse Property/Hobby Farm

A perfect opportunity for a hobby farm just minutes outside of Bend. The main home is 5 beds, 3 baths and over 3,200 sq. ft. featuring knotty alder doors and trim, hand scraped birch floors upstairs and LVP flooring downstairs. The quaint guest cottage is perfectly appointed at 400 square feet. Other features include

a spacious shop with upstairs flex space, a large, irrigated pasture with four additional small pastures, a wonderfully updated barn with turn outs, and four acres of COID irrigation rights. A must see! \$ 1,299,000.

Coldwell Banker Bain
Robinson-Ludwick Group, Brokers

541-383-4343

www.buysellbend.com



© ADOBE STOCK

Hiring a Home Inspector

Hiring a qualified, experience home inspector is crucial to the buying/selling experience. It gives the buyer piece of mind and the seller protection. The home inspector you choose should have years of experience in the building trades and inspecting houses.

WHERE TO START

To find a reputable inspector, ask friends who have recently purchased a home whether they recommend the person they used, suggests Consumer Reports. You can also find referrals through local online communities or a directory such as Yelp and home services sites such as Angie's List and HomeAdvisor.

Your real estate agent will also likely recommend a home inspector. You may also want to check to see if an inspector

You want the home you buy — and the home you sell — to be safe, sound and in compliance with building codes and standards. Otherwise, you are exposing yourself to financial headaches, fines and, worse, potential hazards.

is licensed or certified by professional home inspection organizations. These credentials are useful and show a measure of professional dedication, but don't ensure an inspector will be thorough or conscientious.

THE REPORT

Inspectors should generate a report that's easy to understand. Reports vary in size, but most are a couple of dozen pages, according to Consumer Reports, and include findings on all the major systems

in the house with photographs and descriptions of documented problems and maintenance suggestions. Some inspectors now post the reports online with videos.

NOT JUST FOR OLDER HOMES

Some make the mistake of believing a home inspection is necessary only for older homes. Even new homes with a fresh certificate of occupancy can fail standards and codes. Some builders may fail to thoroughly ensure a home is up to standards or skimp on details. The value of

the inspection is to judge the quality and durability of the home, which is important no matter the age of the home or if anyone has ever lived in it.

WHAT YOU'LL PAY

Depending upon the size and age of your home and the degree of difficulty assessing it, a home inspector could spend several hours at work or the entire day. Fees vary, but average between a few hundred dollars to more than \$1,000. Be prepared to pay extra for inspectors who possess engineering or architect's license. Your inspector may also recommend a more specialized inspection for termites or mold.

Remember, your inspection report is a valuable tool so don't balk at the investment. It can ensure you enjoy many years in a safe home.

LUXURY PORTFOLIO
FINE PROPERTY COLLECTION

Windermere
REAL ESTATE

WINDERMERE CENTRAL OREGON REAL ESTATE

Windermere
COMMERCIAL

BEND
807 SW Industrial Way
541-388-0404

REDMOND
821 SW 6th Street
538 SW Highland Ave.
541-923-HOME

COMMERCIAL
538 SW Highland Ave.
541-410-3484

MADRAS
161 SE 5th Street
541-475-7001

SUNRIVER
7100 Beaver Drive
Bldg. 22 Suite 220
541-323-5888

