

HOME BUYERS

"Where Your Dream Begins"



INSPECTION CHECKLIST

→ Know your Timeframe

If you made your home inspection a contingency of your offer, you agreed to do it within a certain timeframe. A home inspection contingency timeframe can range from 7-21 days. This starts its countdown from the following day of the accepted offer. Make sure you know your deadlines and research inspection companies. Home inspection contingency timeframes are completely different from the closing date.

→ Scheduling Deadlines

Home inspectors are often booked out a week or two. Schedule your home inspection as soon as you get the accepted offer. You want to make sure you can meet your contingency deadline and have time to request repairs or negotiate. You can ask for extensions but that puts your contract at risk. Remember the sooner the better!

→ Communicate the Contingencies

If you are scheduling the inspection, make sure you communicate to the inspector all the contingencies in the contract that need to be completed. Besides a home inspection, you may have included radon, termite, mold, well and septic contingencies. The only services an inspector can perform are the items listed as contingent in the contract to purchase. If additional services are requested that are not in the contract, we cannot perform that service unless special arrangements are made with your realtor. Not all inspectors provide all these services but if they do you may want to entertain getting them done at the same time to save time and money.

→ Plan on Attending

While it is not required, attending the last 30 minutes of the inspection will give you a greater understanding of the condition and mechanicals of the home.

→ Come Alone & With Questions

Only buyers should attend the home inspection. Family and friends can distract and disrupt. Write down any questions you may have ahead of time and feel free to ask the home inspector. This is your time to learn about your new home.

→ Bring the Seller's Disclosures

Show your inspector and make sure those areas have been examined carefully. For example, if the seller disclosed they had a roof leak five years earlier but it has been fixed, ask the inspector if they saw that the repair was done properly or if there seems to have been any recent issues.

→ Manage your Expectations

Know that there will be items in the inspection report. Home inspectors are paid to document the condition of a home and educate you, not scare you. Remember there is no such thing as a perfect home.

→ Know Your Report

A summary page is required by law and should contain the following categories of information:

- Defects
- Items Needing Further Repair
- Items Needing Further Evaluation
- Items to Monitor
- Maintenance Items

Know the home inspector's legal definition of defect: A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of the inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced, would significantly shorten or adversely affect the normal life of the component of the improvement.

