



## HOME INSPECTION OVERVIEW FOR BUYERS

A home inspection is one of the most important steps in the homebuying process. We highly encourage every homebuyer to have a professional home inspection as it offers a professional assessment of the home's condition and helps you make informed decisions about repairs, negotiations, and future maintenance. In essence, it's a logical approach to what is typically an emotional decision.

Here's what to expect and consider when it comes to most (but not all) inspection issues.



### **SCHEDULE EARLY AND PLAN AHEAD**

Schedule your inspection as early as possible and well within your due diligence period. Allow time to review the report, consult with your agent, and submit any requests for repairs or credits to the Seller. The more time you give yourself, the better positioned you'll be to negotiate effectively. Rushed decisions are difficult for not only you, but also the Seller.

### **ATTEND THE INSPECTION IF POSSIBLE**

You should attend your home inspection, or at least the last portion of the inspection. It's a great opportunity to see the home again and ask the inspector questions in real time. While the inspector will provide you a report about the home, you'll learn a lot more about your new house by taking notes and focusing on all the "little details" about the property. Pay attention to key systems like HVAC, roof, foundation, plumbing, and electrical.

## TYPICAL INSPECTION ISSUES

A standard home inspection covers the structure, systems, and safety of the property. Common issues may include:

- Roof damage or age-related wear
- HVAC issues or deferred maintenance
- Foundation cracks or settlement concerns
- Electrical panel defects or outdated wiring
- Plumbing leaks or corroded pipes
- Water intrusion or drainage issues
- Signs of mold or water damage
- Poor attic or crawlspace ventilation

## NEGOTIATING AFTER THE INSPECTION

After reviewing the report with your agent, you'll determine which items you want addressed by the Seller. While all issues are negotiable, you should focus first on water, fire hazard, structural, safety, and system-related concerns – especially anything not previously disclosed. You may request the Seller make repairs, ask for a credit toward repairs after closing, or negotiate a mix of both. In extreme cases, if the Seller will not address serious issues, you may seek other concessions or terminate the agreement within your due diligence period.

## ADDITIONAL AND SPECIALIZED INSPECTIONS

Depending on the property's age, condition, and location, you may want to consider the following optional inspections:

- Radon Testing
- Termite Inspection
- Mold Testing
- Sewer Line Scope
- Thermal Imaging
- Lead-Based Paint Testing
- Tree Health Evaluation
- Land Survey

## FINAL THOUGHTS

A home inspection is more than just a checklist – it's your opportunity to truly understand the condition of your future home. While no property is perfect, a thorough inspection helps you uncover both urgent repairs and potential future concerns. With your agent's guidance, you can navigate the negotiation process with confidence, focusing on what matters most to your safety, health, and financial investment. When done right, the inspection process empowers you to make informed decisions and lays the foundation for a safe, secure, and satisfying homeownership experience.