

Step 10 to Buying a Home:

Tips for Attending the Home Inspection



Attending the home inspection is one of the most important parts of buying a new home as it's a huge financial investment with long term repercussions and you want to make sure the home you're buying is in good shape. Therefore, we feel strongly that buyers should always be at the home inspection. Yes, you'll get a written report after the inspection, but it doesn't give you nearly as clear of a picture of the condition of the house as being there to see any problems for yourself and ask the inspector follow up questions. Plus, unless you're extremely knowledgeable about home construction, it's difficult to understand what in the inspection report is a big problem or defect and what is really a minor issue. Instead, it's easy to get worked up about ungrounded outlets, but not realize that the water seepage in the basement is a much bigger and more extensive problem to fix.

Here is our list of tips for attending the home inspection:

1. Inspections generally take about 2-3 hours. Plan to be there the entire time.
2. The inspector isn't psychic. He can only see obvious defects and cannot see what is going on inside the walls with plumbing, electrical, etc. Therefore, having a clean inspection report doesn't mean you won't ever have a problem with a home. What can be seen will be reported.
3. Don't be afraid to ask questions of the inspector, especially if you don't understand what he is explaining to you. It's crucial you understand each issue and whether it's a minor issue or an expensive repair.
4. Bring a tape measure with you to take any needed room measurements as we may not be able to get back into the home until the walk through the day before closing.
5. Bring your checkbook with you as most inspectors require payment at the end of the inspection.
6. Inspection reports are generally emailed to you within 2 days after the inspection. As soon as you get the inspection report be sure to email it to me so we can look it over. We'll then set up a time to discuss any items we want to ask the seller to fix or give a closing cost credit to repair after closing, if required
7. Remember that the point of the inspection is to:
 - a. Discover safety &/or health issues
 - b. See if there are any structural issues
 - c. Discover any needed repairs to the working components. For instance we want to make sure that all of the appliances are working, that the furnace and AC units are working, etc.
 - d. We are NOT there to nit pick because we don't like the paint colors, there is a dent in the fridge door, the furnace needs to be cleaned, the gutters need to be swept out, etc. Remember, we are mainly concerned with safety, health or structural issues and things not working.