



COMPLETE *Home Inspection* GUIDE

FOR BUYERS

WHAT IS A HOME INSPECTION?

A licensed home inspector will evaluate major systems and structural components, including:

- Roof and attic
- Plumbing systems
- Electrical systems
- Heating and air conditioning (HVAC)
- Foundation and structure
- Windows and doors
- Appliances
- Fireplace and chimney
- Ventilation and insulation
- Safety concerns (like smoke detectors and GFCI outlets)

HOW TO CHOOSE A QUALIFIED HOME INSPECTOR

◆ **Qualifications:** Make sure the inspector is properly licensed (if required in your state) and trained

◆ **Sample Reports:** Ask to see a sample inspection report; a good report should be detailed, clear, and include photos

◆ **References and Reviews:** Look for past client feedback online or ask for references

◆ **Errors & Omissions Insurance (Required):** This provides coverage if the inspector misses something important during the inspection

◆ **Professional Memberships (Optional):** Involvement in organizations such as ASHI or InterNACHI is preferred but not required



TIPS TO PREPARE FOR YOUR HOME INSPECTION



Make sure utilities are on (water, gas, electricity)



Be prepared with questions for the inspector



Ensure that there will be clear access to key areas like the attic, basement, and electrical panel



Bring a notebook or take photos during the walkthrough

COMMON HOME INSPECTION FINDINGS

- ◆ Roof wear or leaks
- ◆ Outdated electrical wiring
- ◆ Plumbing leaks or corrosion
- ◆ HVAC inefficiencies
- ◆ Foundation cracks or settling
- ◆ Moisture or mold concerns
- ◆ Poor insulation or ventilation

AFTER THE INSPECTION: WHAT HAPPENS NEXT?

Once you receive the inspection report, consult with your real estate agent to assess your options:

- ◆ Move forward with the purchase as-is
- ◆ Request repairs from the seller
- ◆ Negotiate a price reduction or closing credit
- ◆ Cancel the contract (if allowed under your contingency)

