



Tips for How a Buyer Can Prepare for a Successful Home Inspection

1. Arrange for a professional home inspection with a state certified home inspector. For your protection, the inspector should have E&O insurance.
2. Have your Realtor communicate with the listing agent the day and time of the inspection.
3. If the house is vacant, have your Realtor verify with the listing agent that all of the utilities are turned on. This includes water, electricity and gas.
4. If the house is occupied, ask your Realtor to communicate with the listing agent that the inspector will need unobstructed access to the attic, crawlspace, furnace, water heater and electric service panel.
5. It is recommended that you and your Realtor attend the inspection. If you can't or don't want to attend the entire inspection, we encourage you to at least come at the end of the inspection. That way the inspector can discuss the inspection report with you, point out, if necessary, any items that might warrant attention or repair, and answer any questions that you may have.
6. Prepare yourself for the reality that the house isn't going to be in perfect condition. Even brand new construction homes are rarely perfect. The inspector is most likely going to find items that warrant attention or repair. This is normal.
7. If you are unhappy with the inspection results (i.e., some unpleasant concerning defects discovered by the inspector), it's okay. It's typical for buyer / seller negotiations to take place after the inspection in the form of an addendum to the original sales agreement.