



Home Buyer's Tips for a More Positive Home Inspection

During the home inspection, the inspector will be operating and examining almost everything in the home, garage and attic. By following the items in this checklist, you can help ensure a more positive and complete home inspection.

- Ensure that the seller has adequate warning as to when the inspection will be and how long it may take.
- Make sure that the listing agent has the [Seller's Preparation Checklist](#) and gets it to the seller.
- Review your inspection agreement and get answers to any questions.
- Review a sample of your inspector's report to ensure that it is written in a style that you can understand and contains the right amount of detail for you.
- Notify inspector of any specific concerns you have about the house.
- Notify the inspector if there is anyone that you want them to discuss findings with or deliver a report to. Your inspector will not disclose findings to anyone (even your agent) without your express approval.
- Ask whether the seller has any ongoing service contracts for major systems (e.g., HVAC, septic, pool, termite, etc.) especially if they include warranties. Ask for copies of the documents and find out if/how they can be transferred to you after closing.
- Review the seller's disclosure closely. If major repairs have been made (e.g., foundation repairs), find out if they are covered by a warranty and whether it's transferable to you after the sale.

Try to be present for at least the last half hour of the inspection. This is a great opportunity to learn a great deal about the house and while photographs in reports are great, it's much better to have the inspector point items out to you "live", before you see them in the report.