

Pre-Home Inspection Checklist – For the Buyer

by HomeCert – Your Houston Home Inspector

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 complete home inspection.

- Verify the scheduling through your agent. Ensure that the seller has adequate warning as to when the inspection will be and how long it may take. Make sure that the home inspector knows where to find the house and how to access it (gate codes, alarm code, SUPRA lockbox, etc.).
- Ask your agent to provide the listing agent with the “Pre-Home Inspection Checklist – For the Seller” and gets it to the seller. If this is a vacant or bank owned property, find out who you need to contact in order to get ALL utilities turned on and into normal operation mode. Inspectors will not turn these items for you at the time of the inspection. If they are not on, they will be disclaimed as not inspected.
- Review your inspection service agreement, get answers to any questions and sign it.
- Make sure than any specialty/ancillary inspections are scheduled (e.g., termite, pool inspections, on-site wastewater treatment, etc.).
- 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 or warranties for major systems (e.g., on-site wastewater, 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.
- For new construction, make sure that the house is as close to move-in ready as possible

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.