



What to Expect From Your Home Inspection

After you make an offer and it's accepted, your next task is to have the home inspected prior to closing. Agents often recommend you make your offer contingent on a clean home inspection.

This contingency allows you to renegotiate the price you offered for the home or ask the seller to cover necessary repairs. Your agent can advise you on the best course of action once the report is filed.

How to Choose an Inspector

Your agent will most likely have a short list of inspectors to recommend. *HGTV* suggests you consider the following five areas when choosing your preferred home inspector:

1. Qualifications – Find out what's included in your inspection and if the age or location of your home may warrant specific certifications or specialties.

2. Sample Reports – Ask for a sample inspection report so you can review how thoroughly they'll be inspecting your dream home. In most cases, the more detailed the report, the better.

3. References – Do your homework. Ask for phone numbers and names of past clients who you can call for references.

4. Memberships – Not all inspectors belong to a national or state association of home inspectors, and membership in one of these groups should not be the only way to evaluate your choice. Membership in one of these organizations does, however, often mean continued education and training are required of the inspector.

5. Errors and Omission Insurance – Find out what the liability of the inspector or inspection company is once the inspection is over. The inspector is only human, after all, and it is possible they might miss something they should see.

Ask your inspector if it's okay for you to tag along during the inspection, so they can point out anything that should be addressed or fixed.

Don't be surprised to see your inspector looking very carefully at all elements of the home. The job of the inspector is to protect your investment and find any issues that may be present, including but not limited to: the roof, plumbing, electrical components, appliances, heating and air conditioning systems, ventilation, windows, fireplace and chimney, foundation, and so much more.

Bottom Line

They say ignorance is bliss, but not when investing your hard-earned money into a home of your own. Work with a professional you can trust to give you the most information possible about your new home, enabling you to make the most educated purchase decision.

**Home inspection regulations, requirements, and processes may vary by state and locality. Work with a trusted advisor to ensure your process runs smoothly based on your specific area.*

