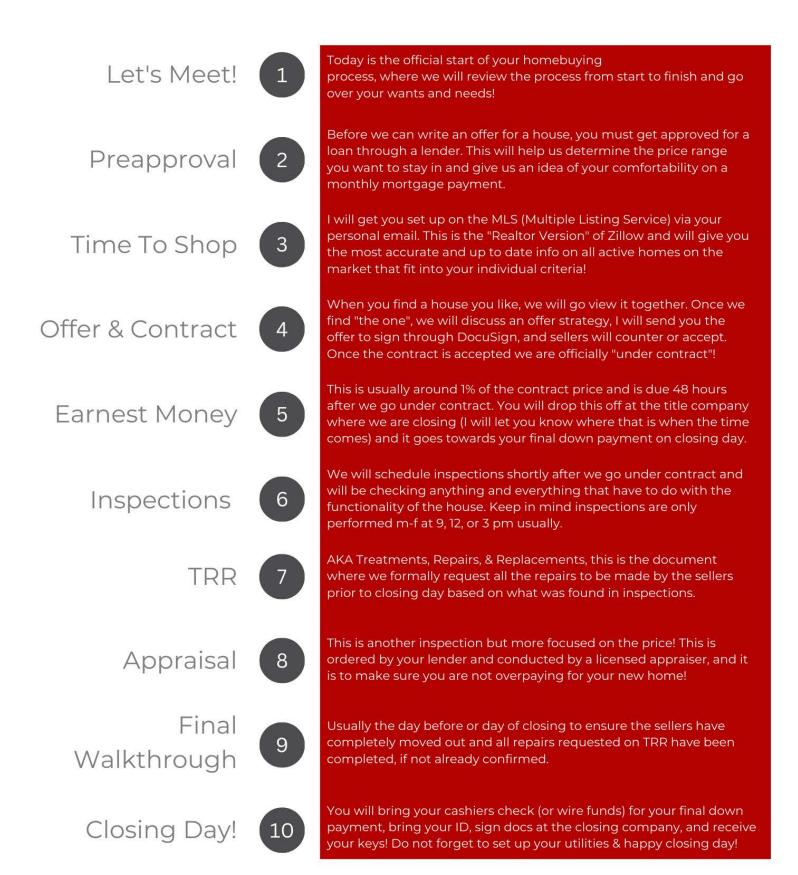
The Homebuying Guide





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What is the purpose of the home inspection?

- The purpose of a home inspection is to find out if there is any severe structural, mechanical, roofing, HVAC, or plumbing defects.
- A home inspection should not be used to create a punch list that itemizes every minor defect with the home you expect the seller to fix. Remember you are not buying a brand new home!
- The home inspection is <u>not</u> a time to renegotiate your offer. If you noticed defects before making your offer, you should not expect the seller to fix them.

What is reasonable for us to request to be repaired?

- The issues should be large enough that they could have a significant impact on the use and enjoyment of the home now and in the future.
- I will counsel you on what is worth focusing on and asking the seller to repair.

What will the home inspector be looking at exactly?

- Heating system
- Central air conditioning system (temperature permitting)
- Interior plumbing and electrical systems
- Roof
- Attic, including visible insulation
- Walls
- Ceilings
- Floors
- Windows and doors
- Foundation
- Basement
- Structural components

What other types of inspections should we schedule?

- During your inspection window you may do any inspection you wish with any inspector that you wish.
- Your lender may also require a termite inspection,
- If you are purchasing an old home or a home with a septic system you should schedule scope and septic inspections.

How do repair negotiations work?

- After inspections are complete we will be able to put together our list of repair requests on a document called the TRR which we will send to the seller. The seller will then gather bids and respond with a list of what they are willing to repair.
- Occasionally, you may prefer to ask for a credit instead of repairs if you'd prefer to have your contractors complete the repairs after closing day.
- The contract sets specific timelines for when the TRR must be negotiated. We will collect receipts for all repairs made and will review repairs during our final walk through.

