REAL ESTATE EDUCATION SERIES

RE/MAX Properties

# Home Inspection Key Points

Understand the condition before you commit

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A professional home inspection helps you understand a property's condition, identify concerns, and plan for ownership. It can inform negotiations and maintenance decisions, but it cannot uncover every defect or guarantee that a home will be free of future problems.

## 01 Choose an independent, qualified inspector

Ask about experience with your property type, training, insurance, sample reports, and the inspection agreement. Confirm what is included, excluded, and accessible. Schedule early enough to review the report and obtain follow-up advice before your contract deadlines.

## 02 Review the major systems and safety concerns

An inspection typically covers accessible structural components, roofing, electrical, plumbing, heating and cooling, and other agreed items. Ask the inspector to explain safety concerns, visible damage, moisture issues, and signs that warrant further evaluation.

## 03 Understand the limits and add specialist reviews

A general inspection is usually a visual review of accessible areas, not an invasive investigation or warranty. Consider radon testing, a sewer scope, or specialist evaluations as appropriate. Rural properties may need separate well, water-quality, and septic reviews.

## 04 Read the report and ask questions

Attend when practical and discuss significant findings with the inspector. Separate urgent safety or major repair concerns from routine upkeep and cosmetic items. Compare the findings with seller disclosures; an inspection supplements those disclosures rather than replacing them.

## 05 Use findings to make informed decisions

Obtain estimates or specialist advice for significant concerns. With Doug Petersen, consider requesting repairs, a credit, or a price adjustment, subject to agreement and lender requirements. Sellers may decline requests. Any termination rights depend on your contract and timely notice.

## 06 Plan for repairs and verify agreed work

Use the report to budget for maintenance, aging systems, and future improvements. If repairs are agreed, document the scope, completion date, and verification requirements. Review receipts and arrange reinspection when appropriate; check agreed work during the final walkthrough.

### AN INSPECTION IS DIFFERENT FROM AN APPRAISAL

An appraisal estimates value for the lending process; it does not replace an independent inspection. Doug Petersen's real estate and construction background can help you identify follow-up questions and coordinate next steps with inspectors and specialists.