

What to Expect at a Home Inspection

What Is a Home Inspection?

A home inspection is a visual examination of the home's major systems and components. The inspector is looking for potential safety concerns, defects, maintenance issues, and areas that may need further evaluation.

What the Inspector May Look At

- ☐ Roof and exterior
- ☐ Foundation and structure
- ☐ Electrical systems
- ☐ Plumbing
- ☐ Heating and cooling systems
- ☐ Attic and insulation
- ☐ Windows and doors
- ☐ Walls, ceilings, and floors
- ☐ Basement/crawl spaces
- ☐ Appliances included with the sale
- ☐ Safety features such as smoke and carbon monoxide detectors

Realtor Tip: An inspection isn't about finding a “perfect” house. It's about learning more about the home so you can make informed decisions.

During the Inspection

- ☐ Plan for the inspection to take several hours
- ☐ Wear comfortable clothing and shoes
- ☐ Ask questions
- ☐ Take notes
- ☐ Pay attention to areas the inspector identifies as concerns
- ☐ Ask if something needs further evaluation by a specialist
- ☐ Remember that no home is perfect

After the Inspection

- ☐ Review the inspection report carefully
- ☐ Discuss significant concerns with your Realtor
- ☐ Determine which issues may require additional evaluation
- ☐ Discuss your options before making decisions
- ☐ Keep the report for your records

Note: A home inspection is not a guarantee that every issue will be discovered. Buyers should consult qualified professionals when specialized evaluation is recommended.

