



# Buyer's Tip Sheet

## For Home Inspections

### **Make your appointment AS SOON AS the purchase agreement is signed!**

In your purchase agreement, you will set a time frame for all inspections to be completed. You will want an appointment that fits your schedule and allows enough time to respond. Saturday and late appointments usually book first.

### **Know what your mortgage company requires for closing.**

Are you required to have a Termite Certification, Well and Septic Certification, or water tests? If these inspections are not performed at the same time as the full home inspection, there can be added expenses and delays while waiting for laboratory results.

### **The inspection will take between 2 and 3 hours.**

### **Be prepared to pay for the services at the time of inspection.**

The home inspection is not paid at closing. The cost is usually \$250 to \$350, and you can get the exact price when you call for an appointment.

### **Plan on attending the inspection.**

This is a great opportunity to learn details about your new home. You will be shown how various items work and pick up tips on maintaining your home.

### **Who else should be there?**

Your REALTOR®, the sellers' REALTOR®, and the sellers themselves may all be at the inspection. This is not a good time to bring family and friends to visit the home you are buying.

### **Read and Understand the Inspection Report**

Become familiar with common acronyms used in the report. Don't be afraid to ask questions, even after the inspection.

### **How Do I Pick a Qualified Home Inspection Company?**

Make certain to choose a home inspection company with experience that is both licensed and insured. You are relying on the home inspectors' professional assessment to help decide on one of the biggest investments of your life.