

SPECIAL REPORT

PREPARING FOR A HOME INSPECTION

Here Comes The Home Inspector

What Do You Need To Learn About Home Inspections?

Read This
Special Report!

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What Is A Home Inspection?

You've been told to get one, and you know you should, but do you really understand what a home inspection is? This report will answer your questions.

A home inspection is a thorough inspection of all the visible and accessible areas of a house and is not meant to be technically exhaustive.

A normal home inspection is a non-invasive, non-destructive evaluation of the condition of the property at the time of the inspection. The inspector is an unbiased third party with the knowledge and experience you need to help make an informed home buying decision.

If concerns are detected, the inspector will advise the buyers to have the problem evaluated further. Buyers should review

the inspection report very carefully after receiving it, and follow advice given for any further evaluations.

There will be a time period between the buyer's home inspection and the buyer's possession of the home in which systems can fail and problems can arise due to adverse weather conditions, moving processes, or things that might have been hidden by the owner's belongings and undetected.

It is strongly recommended that buyers examine all the areas of the property prior to the final closing to determine if there have been any changes or damages to the home since the inspection.

What The Inspection Is Not

A home inspection is not a

warranty or guarantee. It is different from an appraisal, which determines the value of the property. A house can't pass or fail a home inspection. The inspector will give



you important facts about the condition of the property that will help you to decide if the house you have chosen to buy is right for you.

Advice For Home Buyers

When looking for a home inspection company, ask yourself if you really want to have the cheapest, most inexperienced home inspector checking one of the most expensive items you will ever buy for yourself and your family.

Ask about the home inspector's experience, qualifications and how long they've been in business, not just how much it costs. The fee will actually be very small when you think of how much you're going to be paying for the house.

When you purchase a house, you will only have approximately 7-14 days to get it inspected after the papers are signed, so don't wait until the last possible minute to try to schedule your inspection. Make sure the inspector

Advice For Home Buyers (Con't.)

you choose has had years of actual home inspection experience and is affiliated with a well known and reputable home inspection association (like ASHI).

Notify your Realtor as soon as you have scheduled the inspection appointment, so he/she can arrange for you to gain access to the house.

Do not use the inspection time to show the house to family and friends so you are not distracted from hearing all the information that the inspector has to give you. Be

sure to let the inspector know if you have any other inspectors scheduled to arrive at the same time (radon, termite, well & septic inspectors, etc.).

Stay with the inspector (or even lag a little bit behind), allowing the inspector time to thoroughly inspect each room or area first before asking questions or pointing out other items. Then you can ask as many questions as you need to. If the seller is present, ask that they not follow the inspector, so you can discuss things freely.



**Dream House or Money Pit?
Have It Inspected!**

Try not to get sidetracked by discussions with other family members about decorating, landscaping, or furniture placement. Use your time with the inspector wisely to learn all you can about the workings of your new home!

A Home
Inspection Can
Give You Peace
Of Mind

How Home Buyers Can Help

Allow enough time (about 2-3 hours) in your schedule for the entire home inspection so the inspector doesn't have to feel rushed.

Try to keep the amount of people following your home inspector around the house to a minimum.

The less distractions an inspector has, the better the inspection will be. Make sure

you allow the inspector some time to go through the inspection process and record items in each area before asking a lot of questions. This will help assure that all of the hundreds of items they have to check for are evaluated properly for you.

Don't let anyone else (family members, the home-

owners, the real estate agents) monopolize the inspector's time. After all, you're paying for the home inspection, and will need as much information as you can get about the true condition of the house so that you can make an informed buying decision.

Make sure to follow up on any items of concern listed in the home inspection report. During the Final Walkthrough, check to see that nothing has changed before taking possession of your house. Check to see that all negotiated items in your contract were left in the house.

Benefits of Attending

Buyers should attend! As a homebuyer, you should definitely plan to attend the home inspection. A good home inspector will always encourage you to come along on the inspection. If you accompany the home inspector, you can point out all of the areas that concern you. You will be better able to understand the detailed inspection report if you have been there looking at the

same things the inspector was looking at and actually discussing them.

You'll also get to know your new home a little better, and get the opportunity to see where all the turnoff valves and access panels are in the house. You can make up a list of questions in advance so that you can really take advantage of the whole home inspection process!



How Sellers Can Help Prepare

THINGS SELLERS CAN DO

The home inspector will need to be able to reach certain areas of your house, so make sure you have cleared any boxes, furniture, equipment, etc. away from the following areas:

1. Electrical Panel
2. Hot Water Heater
3. Furnace
4. Air Conditioner
5. Crawl Space (most inspectors will go into this area)
6. Attic Area (if access is in a closet, clear it out).

7. Garage Access

Any locked areas should be accessible to the inspector on the day of the inspection.

Any repair or replacement bills, and your Seller's Disclosure form would be useful for the inspector to see.

Replace any burned out light bulbs. Make sure interior and exterior light fixtures are in good working order.

Be sure to have working smoke detectors.

Change the filters in the

furnace and the air conditioner unit.

Clear out under the kitchen and bathroom sinks so they can see the pipes.

Try to take care of any routine maintenance and small repair issues.

Alert the inspector about any areas of the home that could be potentially dangerous or a possible safety hazard.

Make sure any animals are caged or tied up to avoid any potential problems. Alert the agent where the animals are going to be in the house.



If You Are The Home Seller

Your buyer will definitely want to have a home inspection done on the property before signing the final papers on the house. This is one of the largest, most expensive purchases a person can make. Be as accommodating as you can. You may be a home buyer yourself soon.

ALLOW ENOUGH TIME

Allow about 2-3 hours for the complete residential home inspection, or even more time

if the house is very large. It is usually best for the buyer to leave the house during the inspection, but if you have to stay in the house, you should not follow the buyers and the inspector from room to room. This allows them the privacy and freedom to discuss any issues about the condition of your home openly without worrying about how you will feel about what they are saying. They will come find

you with any questions if they need more information.

HOW TO PREPARE

If the house that you're currently selling is vacant, make sure ALL utilities and pilot lights have been turned back on for the inspection, or notify the inspector of the reasons they can't be.

Inspectors will not attempt to move your possessions in order to gain access to areas you have blocked with items. They will just note the area as inaccessible on the report. You should clear out under sinks, and make sure the inspector has access to attics, crawlspaces, furnace, and any locked areas

Anything the home inspector examines in your house will be returned to its original position, and the inspection is non-destructive.

Don't Worry!

**Sellers Should
Let The Inspector
Know If There Are
Any Areas of the
Home That May
Be Hazardous**

(such as an attic access ladder that is not very sturdy or weak areas on the roof).

- Keep pets locked up
- Clear out under sinks
- Leave garage remotes
- Leave keys to locked areas
- Clear items away from furnace, water heater, electrical boxes, etc.
- Clear access to crawl spaces and attics



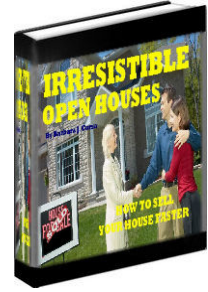
**Leave The Keys To
Any Locked Areas**

Will The House
You Choose Be A
Home Sweet
Home?
You Need To Get
An Inspection!

New e-Book

Available For Immediate Download At

www.bjcbooks.com



Irresistible Open Houses

Learn How Secret Tips & Tricks Can Sell A House Faster!

Moving & Packing Sites To Visit

Moving Calendars & Checklists

<http://moving.move.com/move/calendar/moving-calendar.aspx>

<http://www.budgettruck.com/Moving-Guide.aspx>

http://www.rpsrelocation.com/moving_checklist.htm

Packing Tips

[http://moving.about.com/od/movingroombyroom/
How_to_Pack_Each_Room.htm](http://moving.about.com/od/movingroombyroom/How_to_Pack_Each_Room.htm)

<http://www.lowesmoving.com/article/default.asp?artID=22>

Moving With Children

<http://www.amconf.org/brochure/children.html>

<http://kidshealth.org/parent/positive/talk/move.html>

Moving With Pets & Plants

<http://www.gosmartmove.com/moving/index.aspx?pageID=101>

After The Move

[http://moving.move.com/move/SettlingIn/Default.asp?
gate=realtor__AMP__poe&poe=homestore](http://moving.move.com/move/SettlingIn/Default.asp?gate=realtor__AMP__poe&poe=homestore)



**NEXT STEP.....
PACKING FOR
YOUR MOVE!**

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