

Home Inspection Guide for the Buyer and Seller



Buyer's Guide

When performed by a trained, professional home inspector, the information revealed in the inspection helps buyers understand the true condition of the property. An inspection includes the following:

- A thorough visual inspection of the structure (inside and out, from foundation to roof)
- An examination of all major systems (mechanical and electrical)
- Evaluation of hundreds of components
- A printed report explaining all significant findings and recommendations

When Should You Order a Home Inspection?

You should contact a home inspector immediately after reaching a written purchase agreement with the home seller. Most real estate purchase agreements include a clause making the purchase contingent on a home inspection for your protection.

A professional home inspection usually takes two to three hours. You may choose to attend the entire inspection, or you may arrive toward the end to review the inspector's significant findings.

Seller's Guide

How to Prepare for the Home Inspection

Home inspectors are not required or advised to move personal items blocking access to areas that need to be inspected. This may result in an incomplete inspection, call-backs, additional fees and a frustrated buyer. It is in your best interest to provide easy access to the following areas:

- Attic access door
- Water meter and main water line
- Hot water heater and surrounding area
- Furnace and surrounding area
- Air conditioning units and surrounding area
- Main electrical panel and subpanel
- Kitchen countertops and appliances
- Foundation walls, especially the corners of the basement
- Garage overhead and service doors

In addition, you'll want to remove decorative items from doors and windows and secure your pets in a safe place for the inspection.

After the Inspection

Check temperature settings on thermostats to be sure that they are set to where you want them.

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