

INSPECTION DAY:

WHAT TO EXPECT & HOW TO PREPARE

Let's Help the Process Go Smoothly. ♡



EVERY INSPECTION IS DIFFERENT

The type and number of inspections depend on the buyer, the property, and its features. Depending on the home, inspections could involve:



GENERAL HOME



ROOF



HVAC



PLUMBING



ELECTRICAL



POOL



MOLD



SEPTIC



WELL

AND MORE

The buyer may use one inspector or several specialists, and appointments may occur together or separately throughout the contractual inspection period.



HELP THE INSPECTOR DO THEIR JOB ALL SYSTEMS ON. ALL AREAS ACCESSIBLE.

Please make sure utilities and property systems—including water—are turned on and operational so they can be properly inspected.

If an inspector cannot operate or evaluate something, it may be identified as an issue in the inspection report.



PREPARE FOR A SMOOTHER INSPECTION

1 CLEAR ACCESS

Make sure the inspector can easily access attics, utility areas, electrical panels, HVAC equipment, water heaters, and other important systems.



2 HANDLE ROUTINE MAINTENANCE

Take care of simple items such as burned-out light bulbs, minor leaks, and other small repairs that could unnecessarily appear in the inspection report.



3 TIDY & DECLUTTER

Clear spaces around important systems and inspection areas so the inspector can thoroughly evaluate the property.



4 PROVIDE HELPFUL DOCUMENTATION

If available, leave records related to recent repairs, maintenance, or significant improvements that may be helpful during the inspection.



SCHEDULING CAN VARY

We'll try to make the process as efficient as possible, but inspector and specialist availability can affect appointment timing.



FOLLOW-UP INSPECTIONS MAY BE NEEDED

If the initial inspection identifies an area of concern, the buyer may bring in a specialist for a closer look during the inspection period.



HOW LONG WILL IT TAKE?

Most inspections take at least a couple of hours, but larger properties, additional systems, and multiple inspections may require more time.



WHO WILL BE THERE?

The buyer and/or buyer's agent may attend with the inspector. I also make every effort to attend the inspection.



SHOULD YOU BE HOME?

Generally, I recommend that sellers give the buyer and inspector space to complete their work—but remain available in case questions arise.



REMEMBER: THE INSPECTION PERIOD HAS A TIMELINE

The buyer has the contractual inspection period to complete permitted inspections and evaluations.

I'll help track the important dates and keep you informed throughout the process.



GOOD TO KNOW

If you are living at the home, I will notify you once the inspection is complete and we have left so that you may return.



We'll cover the process of activities after the inspection in another video. For now, we're focusing on the inspection itself.



PREPARED. ACCESSIBLE. READY FOR INSPECTION.

Good Preparation Can Help Create a Smoother Process for Everyone.

I'll help coordinate the appointments, keep you informed, and guide you through what comes next.



Thank you

for your partnership, flexibility, and trust!