

### **1.) What is a Home Inspection?**

- a. Walk through a house to view deficiencies and safety issues

### **2.) Why should I have one done? Should I go along? (LHOP requires it)**

- a. Biggest investment you're making
- b. Go along.
  - i. Take time to be present
  - ii. It's easier to explain deficiencies when you're there.
  - iii. Since you're paying for the inspection, **please ask questions.**

### **3.) Who orders the inspection? What is the cost? Who pays? When?**

- a. Who Orders the Inspection?
  - i. You
    - 1. **Please schedule inspection as early as possible**
      - a. This'll allow for any last minute changes or if contractors need to be called
  - ii. Realtor may recommend an inspector
    - 1. But it's ultimately you're decision (You can find one yourself)
- b. What is the cost?
  - i. Usually Home Inspections cost anywhere from \$300 on up
    - 1. It depends on the inspector on how they calculate the cost
    - 2. Plus add-on services like radon and termite
- c. Who pays?
  - i. The one who hired the inspector
- d. When?
  - i. At end of inspection

### **4.) What is The Process?**

- a. Phone call
  - i. Asking preliminary questions (see #5)
  - ii. Add-ons like termite/radon/water testing/etc
  - iii. Schedule day/time for inspection
- b. After Phone Call
  - i. You will be sent an agreement to sign
  - ii. This spells out who's responsibility for what
- c. As the Inspection is Done...
  - i. Property will be inspected and inspector will answer any questions you have
- d. When Finished
  - i. You'll know any issues that are found
  - ii. Collected payment
  - iii. Within 24 to 48 hours you will get a report in PDF format

### **5.) How do I know the inspector is qualified?**

- a. Qualifications:
  - i. Insured E/O insurance and Liability Insurance
  - ii. Joining a nationally accredited organization (i.e. ASHI, interNACHI, etc)
  - iii. Taking continual education classes yearly

### **6.) What type of questions should I ask the inspector prior to hiring?**

- a. Are you qualified?
- b. How soon can you get us the report after inspection (usually within 36 hours)
- c. How long are your reports? Does yours include pictures?
  - i. They should include pictures (defects and reference photos)

## 7.) What does an inspection include? (pests, roof, plumbing, electrical)

- a. Standard Inspection Includes:
  - i. Exterior conditions
    - 1. windows
    - 2. roof
    - 3. siding
    - 4. porches
  - ii. Grounds
    - 1. grading
    - 2. sidewalk
    - 3. driveway
  - iii. Interior Rooms
  - iv. Plumbing
  - v. Electrical
  - vi. Heating Units
  - vii. Bathrooms
  - viii. Kitchen
  - ix. Basement
  - x. Utilities
    - 1. HVAC (Heating Venting and Cooling)
    - 2. Water Heaters
    - 3. Gas Shut Off
    - 4. Electrical Panel
    - 5. Water Main
- b. Additional Services
  - i. Termite (required by FHA)
  - ii. Radon Testing
    - 1. 48 hour test
    - 2. I usually give you the results when I pick up my radon testing equipment
    - 3. I send the official report within 12 hours of picking up equipment

## 8.) What conditions are assessed during the inspection?

- a. Safety Issues
  - i. GFCI outlets in kitchen, bath, and laundry
  - ii. Electrical Panel wiring correctly
- b. Damages to the House
  - i. Shingles insufficient
  - ii. Siding not attached appropriately
  - iii. Windows not staying open
  - iv. No Cosmetic Issues (i.e. paint color doesn't match the flooring)

## 9.) Afterwards?

- a. Reports will be emailed
- b. At that point when you get the report, you can...
  - i. (If buyer) take the report to the negotiation table and negotiate.
    - 1. Credit
    - 2. Off the Mortgage
      - a. Seller Can pay for some repairs if agreed

## What is RADON?

- c. Naturally Occurring gas that exists all around us
- d. It collects in basements
- e. It is a bad gas that can cause lung disorders/illnesses/cancers
- f. It takes a decent amount with a long exposure to have any sort of effect on humans
- g. It is measured in pCi/L
  - i. Average house has about 1.3 pCi/L
  - ii. Anything at or above 4.0 pCi/L it is recommended to get mitigation done

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