



How to Get the Most Out of Your Home Inspection

It's not only a great idea to attend your inspection, it should be your top priority on inspection day. Just as you wanted to be present personally when you first walked through the house to consider it for purchase, so too should you be present when it's inspected. While there are certainly situations when you simply cannot attend, it is the single best way to get the most comprehensive information about your prospective home and see first-hand any issues mentioned in the inspection report.

Here are some great ways to get the most out of your inspection:

- **Be There.** Well, we already talked about this. The absolute number one way to get the most out of your inspection, is to be there and be an active participant. In addition to inspecting the home, the inspector will educate you about the house, encourage your questions, and show you the locations of major systems and components (i.e. water meter location and important shut off valves, etc.) This is an important opportunity for you to receive a wealth of information and a detailed orientation to the home.
- **Dress for Success.** Remember to dress for the occasion. Attend your inspection in comfortable clothes (sneakers are great too) and accompany your home inspector when he wishes to show you something. Closed-toed shoes and long pants are recommended. Dress appropriately for rain or cold as well. Expect a few cobwebs and dusty shoes and don't shy away from the opportunity to see areas of note first-hand with your inspector whenever you can SAFELY do so.
- **Make the Time.** Expect your inspection to take some time, between 2 and 3 hours. Don't schedule the inspection when you have to rush to another appointment or when you are otherwise distracted.
- **Assure Accessibility.** If the property is vacant or a foreclosure, etc. be sure to meet with your real estate agent and do whatever it takes to make sure all areas of the home will be accessible to your inspector and all utilities will be on for inspection.
- **Take (Limited) Notes & Ask Questions.** It's a great idea to take notes during your inspection, but try not to keep your head down the whole time. Prepare a loose leaf binder ahead of time with a blank sheet of paper for each system or area of the home. Write your questions down in the appropriate sections ahead of time so that they can be answered at the appropriate time during the inspection. This way, all your notes, questions and answers will stay organized. Also, because your question is written down, you won't be mentally remembering your question the whole time you are in that area, and possibly not paying close attention to other information that your inspector is currently conveying.
- **Limit Extra Guests.** There are occasions when you may wish to bring others along on your inspection—for an extra set of eyes, or someone whom you trust to help you ask questions or understand inspection information. But limit any guests that may distract you from the inspection or tempt you to discuss aesthetic topics that are better left for later.
- **Schedule A Babysitter.** Speaking of "guests," if at all possible, leave your children with a sitter or arrange for another adult to come along to watch them so that you can give the inspection your full attention.
- **Leave the Pictures to the Inspector.** It's not a great idea to bring camera/ video camera along to the inspection. Though this may sound counterintuitive, when you are stuck behind a lens, your attention is not fully on the inspection. You can also become easily tempted to begin taking pictures of items for other purposes, like decorating or space planning. Leave the pictures to the inspector who will snap shots of various areas during the inspection.
- **Consider Optional Inspections or Testing.** Getting the most out of your inspection may mean getting some additional inspections or tests performed that same day. Consider radon testing or pest inspections and get them done all at the same time.