

BUYER'S GUIDE TO HOME INSPECTIONS

Many times, buyers have no idea where to begin looking for problems in a potential home—that's why it is so important to get a proper inspection done before the expiration of the inspection clause.

HERE ARE A FEW POINTS TO KEEP IN MIND TO ENSURE A SMOOTH INSPECTION PROCESS:

1. Choose your home inspector carefully.

- Research an inspector's qualifications and background, and ask your real estate agent if they have any recommendations.
- Start the search process early—even before your offer has been accepted. Many inspectors are booked out in advance.

3. Review the report with your Wilkey Real Estate agent.

- The inspector report will provide a detailed analysis of problem areas. Identify which areas are negotiable for you and which are not.
- Any requests related to the inspection are submitted to the seller in a Property Inspection Contingency Removal Addendum for their review.

2. Make sure to attend the inspection in person.

- You will have 5-10 days once your offer is accepted to conduct your inspection.
- Don't wait until the last day! Ideally, you should leave time to consult the report, ask any questions, and properly consider your options before the contingency runs out.

4. A home inspector will only inspect the home.

- Septic systems, pools and bulkheads are examples of some of the additional inspections that may be needed during the inspection period.
- The inspection report may also identify and recommend additional specialized inspections that are outside of their expertise.

Wilkey
REAL ESTATE

+1 (757) 373-1705

Wilkey Extreme Team
300 Cedar Lakes Drive
Chesapeake, VA 23322