

The home inspection process is one of the most important deciding factors when buying a home. Just as sellers play a vital role in preparing their home for an inspection, you - as a buyer - have an integral role to play as well. Here is a checklist to help prepare for, and get the most out of, your home inspection.

1. Find Your Inspector

A successful home inspection involves working with a qualified inspector to assess and document the condition of a home through visual inspection.

All Veteran Inspection Professionals (vip) home inspectors are licensed by the state of Arizona, are members in good standing with NACHI, and have received advanced training so you can be confident that you will receive a quality inspection.

2. Read the Fine Print

Be sure to read the complete inspection agreement and sign it prior to the inspection appointment. As the client, your VIP inspector is working for your interests before that of any other party.

3. Set the Stage

Please be aware that the inspector can only inspect elements of the home that are accessible. After making your choice and booking the inspection, it may be of assistance to request that the seller unlock any inaccessible areas, and make sure that the components of the home, such as heat, electricity and water, are turned on so that the house can receive a full inspection. Your VIP inspector will also address this issue with the listing agent.

While this may not guarantee accessibility, it will greatly increase the chances of a full/complete inspection, and make the process smoother.

4. Take the Time

VIP will host a presentation (summary/wrap-up) on-site at the end of the inspection. This is typically when the client (yourself) and their agent would attend and be informed of all deficiencies identified. This is also an opportunity to walk the property again (it would be prudent to bring a tape measure). The presentation generally takes 30-60 minutes depending on extent of deficiencies, number of questions, and/or types of systems in the home. Be sure to allow enough time in your schedule. Arranging for someone to watch your children or pets may be a good idea. If children/pets must be present, try to bring along another adult to allow for full focus on the inspection findings.

5. Be Considerate

If, by chance, the owner of the home is on-site, avoid making negative remarks about the home, its decor or furnishings. Avoid moving or shifting items in the home that could break or damage the owner's possessions. Be courteous and respectful of the homeowners and their property.

6. Be Realistic

Remember that no home is perfect, and that a home inspector will always find defects throughout the home. A home inspection aims to help you understand the current condition of the home and how to care for the property going forward. The primary goal of a VIP inspector is to inform and educate their client. There is no pass or fail.

7. Take Notes

If there are items which concern you during the inspection, consider jotting down a few quick notes, so that you can formulate any follow-up questions for the inspector. Asking questions will help you understand the context around any defects which are noted in the report.

That is, unless you have an inspection from Veteran inspection professionals. A vip inspection presentation is a real-time interaction which provides our clients the opportunity to inquire further about specific (or general) deficiencies discussed. Our clients are encouraged to not take notes since everything discussed will be in the digital report they receive later that evening. But more importantly, not taking notes allows the client to be fully focused on the information presented. Additionally, our clients know that they may call any of our inspectors at any time going forward.

8. Review the Report

Take ample time to review the report prior to initiating the next steps in the purchase process. Ensure you understand any dates or estimated repair schedules and familiarize yourself with any technical terms located within the report.

9. Prioritize the Findings

Don't allow yourself to get overwhelmed by the results. Try prioritizing any issues as noted by the inspector into a separate list of immediate concerns or safety issues, items that can be deferred to a later date and items that are minor in nature. Further breakdown each category by estimated cost to determine if there are any significant defects that could impact your negotiations.

VIP inspection reports include a Summary Report which will assist with making these determinations. The Summary Report only contains the deficiencies identified and presents them in a logical format. The items are also individually rated as being an 'action item' or a 'consideration'. Veteran inspection professionals strives to streamline the process at every step of the way, thus lightening the burden for our client.

A home inspection is one of the most useful tools in a buyer's toolkit when purchasing a home. Ensuring that you're prepared for this important step will help you understand your new home and prepare for its continued maintenance. Please feel free to ask a vip inspector any specific questions you may have, even if the inspection will not be performed by veteran inspection professionals.