



RESIDENTIAL & COMMERCIAL REAL ESTATE INSPECTION SERVICES

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Preparing for Your Inspection as a Buyer

The buyer inspection is a crucial part of the purchase process. Please consider the process below.

Plan about two hours of your day for inspection time.

- This is a good time to learn of the homes' condition. This helps to form the inspection response and learn of typical maintenance items for long term planning.
- Feel free to bring along measuring devices for your new home needs.
- This is a good time to 'place' yourself in the home. Feel free to bring flooring or paint samples for your updates.

Expect to learn.

- All inspectors should be well versed on the basic aspects of building construction and the performance of all components. The inspection is based on specific, State mandated, Standards of Practice. This is not a building code based inspection. However, an inspection should be centered around the safety, suitability and habitability of the building. An inspector does their very best to present this information in a manner that is well understood.
- Feel free to ask questions. Inspectors should be able to answer details related to moisture intrusion, energy loss and much more.
- It is important to recognize that the inspection is based on visual findings only. An inspector cannot move personal items or access areas that are sealed closed or considered inaccessible. Most of the time this is not a problem that prevents a thorough inspection.
- There is no such thing as a 'perfect' building. This includes newly built ones. Expect to learn of things that have happened as the building has aged. This helps to learn of these findings in a manner related to their importance.

Simply put, the inspection should enable the buyer to know the overall condition of the property and how to care for it as it ages. The goal of an inspector should be hearing the buyer say 'I got it'.