

HOME INSPECTION TIPS FOR THE BUYER

The Contract Sets The Rules For The Inspection

- Understand paragraph 21 of the agreement of sale.
- Review the definition of a “major defect”:
a deficiency that causes an item be unsafe or not perform its intended function.
- The seller is **not** required to correct “maintenance items.”
- There will be minor problems the seller won't have to fix.

Attend The Inspection

- You will learn many worthwhile things about the property.

Further Inspection Costs Are Responsibility Of Buyer

- Home inspectors are “generalists” and often call for further evaluation by specialists (i.e. HVAC system or roof.)
- The buyer must pay the additional inspection costs.

Follow-Up Inspections Must Be Completed Within Time Frame

- *Do Inspections Right Away!* It can be difficult to have a specialist complete inspection at the last minute.
- If all inspections are not completed by the dates in the contract, the issue is waived.

Dates For Responses Must Be Strictly Followed

- **DON'T MISS DUE DATES.** If major defects are not reported to seller by the date listed in the contract, home inspection contingency may be waived.

Bring The Seller's Disclosure Form To Inspection

- Review the seller's disclosure in advance and have a copy ready in case an issue is raised by the inspector.
- Depending on the circumstances, the seller may not be required to correct previously fully disclosed defects.

The Contract Addendum Should Be Specific

- Under the agreement of sale, the seller has the right to choose who performs the repairs. If the buyer wants a certain contractor to do the repairs, it should be agreed to by the seller in the addendum.

Monitor Repairs

- Under the contract, the seller is required to provide written proof of completion 2 days before closing.
Don't wait until settlement to discover a problem.
At that point, options are limited.

Trust the experience of Ward & Taylor to guide you through this intricate process.