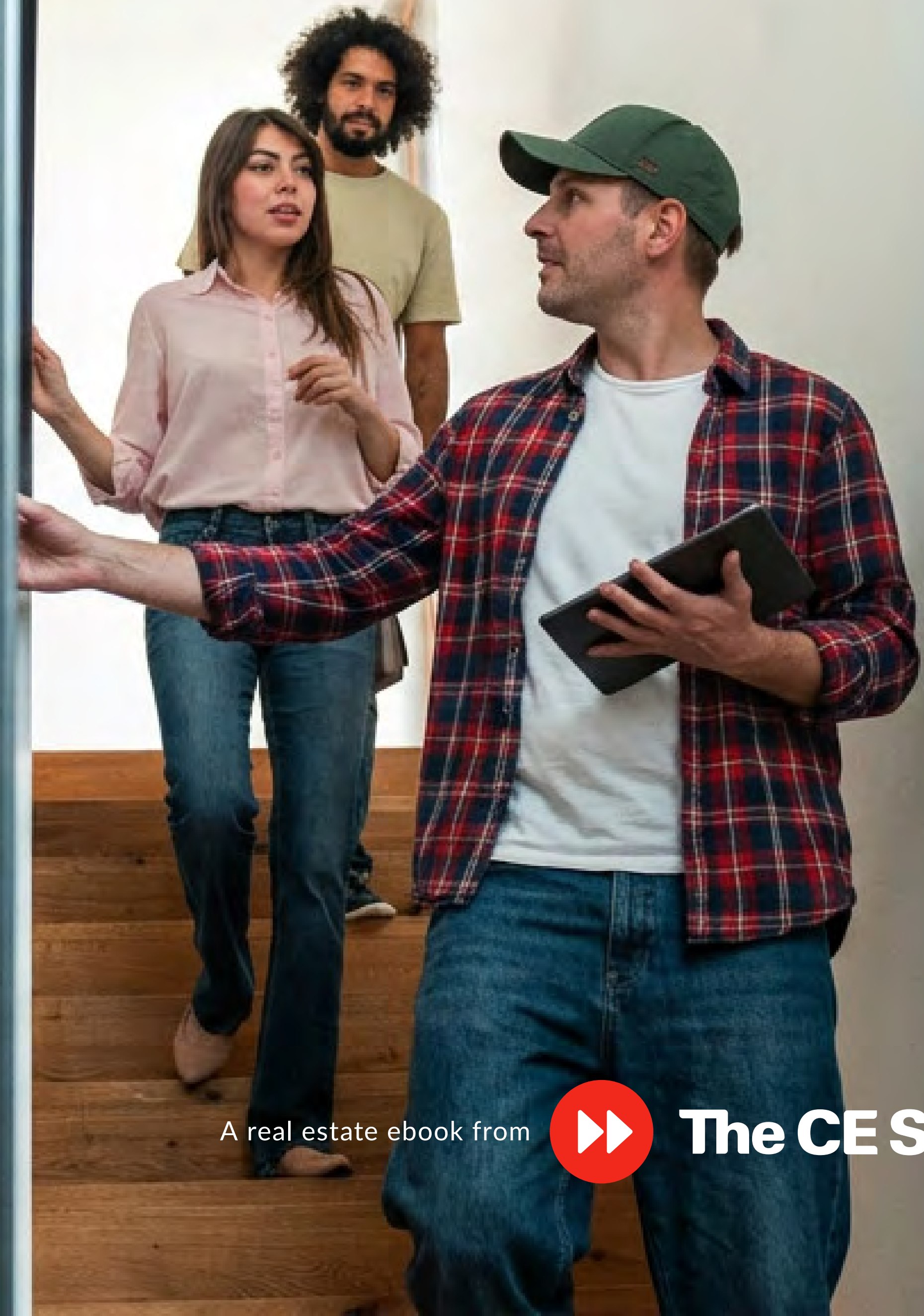


What Buyers and Sellers Should Know About Home Inspections



A real estate ebook from



The CE Shop[™]

A bright, modern living room with a wooden coffee table, a sofa, and large windows overlooking a green landscape. The room is filled with natural light and features a mix of wood, fabric, and greenery. A white text box is overlaid on the right side of the image.

Introduction

Let's talk about home inspections.

Whether you're buying or selling a home, an inspection is likely to affect you as you make your way through the process. Inspections can be nerve-wracking, especially if you're a first-time buyer or seller, but we're here to help you approach the inspection stage with confidence.

If your real estate agent sent you this ebook, great news — they will be an invaluable resource throughout the homebuying or selling process. But if you're hoping to get a better understanding of the basics of home inspections, you're in the right place.



What Is a Home Inspection?

First, let's define what a home inspection is.

An inspection is intended to assess the condition of the home and uncover potential damage or safety issues. A qualified home inspector will examine the property top to bottom, from its plumbing and electrical work to its roof and foundation. They might recommend repairs or notify you if something isn't up to current code.

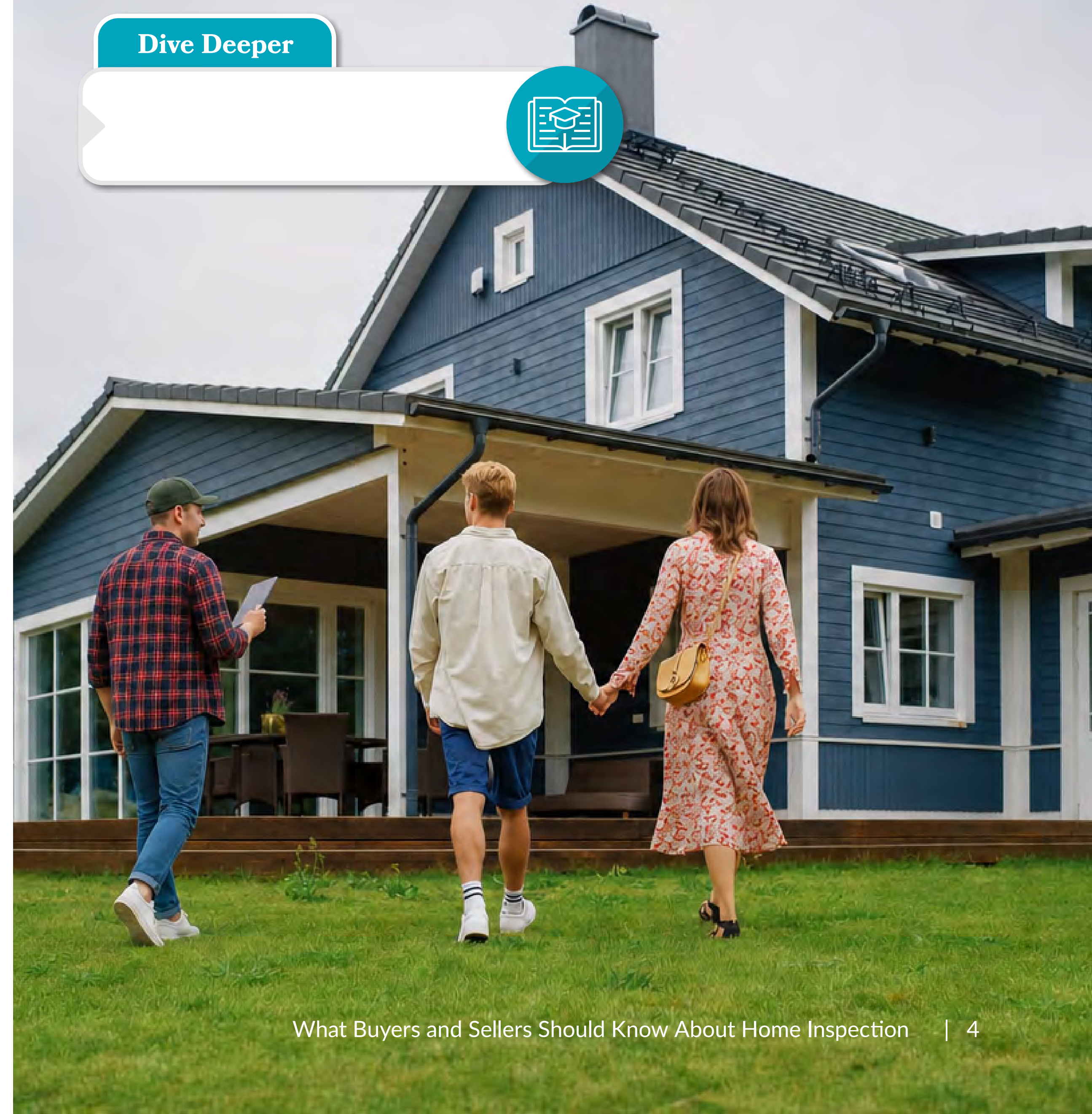
The purpose of a home inspection is **not** to scare buyers away, but to help them (and sellers) see the full picture of a property before purchasing.

Though less commonly approached this way, a home inspection can also benefit sellers by highlighting areas for improvement before listing a property.

What Happens If an Inspection Reveals Major Issues?

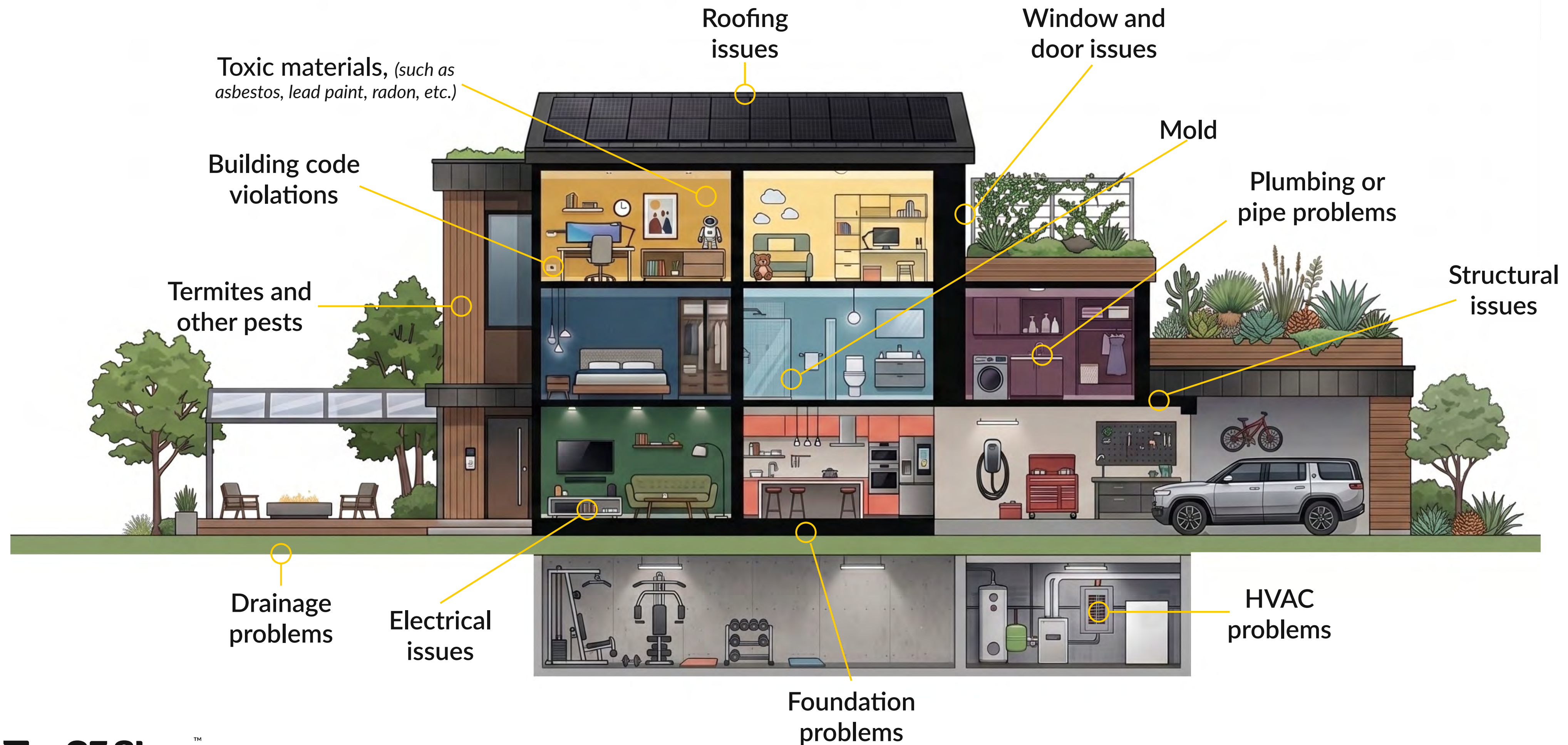
Getting a bad home inspection report can feel like the worst-case scenario, and it's true that if major issues are discovered, it can force the buyer and seller to renegotiate — or even cause an offer to fall through. But we believe that an inspection is in everyone's best interest because it provides information that can save both the buyer and the seller time and money.

If the home inspector's report identifies major issues, either the buyer can back out, or the buyer and seller can begin negotiating. The buyer might ask the seller to complete repairs or request a closing cost credit — also known as a concession — to pay for repairs. Alternatively, the seller could offer to lower the price of the home and sell it as-is.



Why Home Inspections Fail

These are the biggest reasons that home inspections fail, according to *Rocket Homes*:





Choosing a Home Inspector

If you're a homebuyer, you will be responsible for choosing a home inspector – and paying for the inspection.

Your real estate agent might be able to recommend a home inspector, but you can also do some research on your own.

Because not every state requires a license in order to become a home inspector, it's a good idea to find an inspector with formal training, someone who has passed the National Home Inspector Exam (NHIE), or is a member of a national home inspection association like the American Society of Home Inspectors (ASHI). Inspectors trained by our sister company, American Home Inspectors Training (AHIT), often have all three!

What Makes a Good Home Inspector?

Here are a few things to look for in a home inspector:

- They're certified or licensed, depending on your state.
- They're a member of a professional home inspection association.
- They can give you a detailed quote.
- They have a strong professional network in your area.

You should also read online reviews or ask the inspector for a sample report to get an idea of what services and level of detail they provide.





Questions Buyers Should Ask Their Home Inspector

When it comes to asking questions, don't be shy!

Whether it's before the inspection is scheduled, during the inspection, or after you've received the inspection report, it's important to ask questions if you don't understand something.

Before the inspection is scheduled, we recommend asking what the inspection covers (and what it doesn't) to make sure you understand exactly what to expect.

Once the inspector completes their report, they likely will have identified a list of potential issues in the home. Some inspectors will flag the issues that require immediate attention, but if it isn't clear, you should ask which issues are cause for concern and which are minor.

Dive Deeper



What Are Specialty Inspections?

There are areas of a home that a home inspection typically won't cover, such as inside walls, inside pipes or sewer lines, inside chimneys, and behind electrical panels, [InterNACHI advises](#). A home inspection is a visual inspection, which means the inspector doesn't cut into walls or look into pipes.

A homebuyer might consider ordering additional (or specialty) inspections, such as a sewer scope, a radon test, or a termite inspection. Not sure if you should order these tests? It often depends on the age of the home, your location, and whether there's obvious cause for concern. When in doubt, ask your real estate agent.

Dive Deeper



Home Inspection FAQ

Still have questions about the inspection process?

When Does the Inspection Happen?

A home inspection occurs after a buyer's offer is accepted but before the closing date. An offer is often contingent on the home inspection, which means that if the buyer isn't satisfied with the results of the inspection, they can back out without losing their earnest money.

How Much Does an Inspection Cost?

According to HomeAdvisor, a home inspection costs \$340 on average, with most homebuyers spending between \$280 and \$400. The cost can vary depending on several factors, including the size of the home.

When Will the Buyer Receive the Inspection Report?

The inspector will provide a timeline for sending the report to the buyer, but in most cases, it's complete in a day or two.

How Long Does an Inspection Take?

It varies, but a typical home inspection takes 2-3 hours.

I'm a Homebuyer. Should I Attend the Inspection?

The buyer typically has the option to attend the home inspection, and if you're able to, we strongly recommend doing so. You'll be able to ask questions and see the issues that the inspector identifies firsthand.

Wishing You a Smooth Inspection

The inspection process can be complicated, but now that you know what to expect, it will be much less intimidating. When you're armed with knowledge, you can buy or sell a home with confidence.

For buyers, here are some tips to help make your home inspection process smooth and valuable:

- Ask questions
- Attend the inspection
- Learn more about the home inspection process

And for sellers, use our handy checklist to prepare your home for inspection.



About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education. With industry-leading pass rates and support from Pre-Licensing through CE, our students are better prepared to set themselves up for success.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, Post-Licensing, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With products available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

We Also Offer Home Inspection Training

Since 1993, AHIT has helped over 50,000 people become professional home inspectors with industry-leading online courses and field training courses. Ditch your old career and find freedom in home inspection today.

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