

WHAT TO EXPECT FROM A NEW HOME INSPECTION

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The day of your new home inspection has arrived! For many home buyers, the process can prove to be very nerve racking as you want everything to be perfect, so you can move forward finalizing the purchase of your dream home.



No matter how hard you wish it to be true, the reality is that no home is 100% perfect. Buyers may have a difficult time remaining objective and impartial during the inspection process, primarily due to all the excitement surrounding potential ownership of a new home. This is where a trained, qualified and industry-educated third-party professional, such as a member of the Wisconsin Association of Home Inspectors (WAHI), can be brought to the table to perform an accurate home inspection.

What should you expect? When your inspector arrives at the home, he/she will take off their shoes or place shoe coverings on upon entering the home. They will bring their own ladder, camera, flashlight and an AC outlet circuit tester. He/she will take pictures and make notes as they move from room-to-room throughout the home.

The home inspector will physically review the home from roof to foundation. In addition, they will test all windows, faucets, outlets, AC, furnace and other appliances to make sure they are in working order. The buyer does not need to be present during the inspection, but a REALTOR®, either the seller's or buyer's agent, should be present to allow access to the home for the inspector. As the buyer, it is helpful to be present on the day of inspection because the REALTOR® will be able to show you exactly what the inspector will reference in their final report.

Inspection Reports. Soon after the inspection, you will receive an e-mail or printed document from your inspector or REALTOR®, containing all of the information that the inspector gathered about the house during the inspection. The report will include all details from the physical inspection, whether they be positive, negative, or neutral. All this information is necessary in order to make a well-informed decision on whether to proceed with buying the house. Some items covered in your inspection report may be issues that can be repaired by the owner/seller or result in an agreement being made about who will

pay for the repairs (the buyer or the seller). Other imperfections found by your inspector may be significant enough that you choose not to purchase the home.

What to look for in an inspector. There are many things to look for in a home inspector. The house you're about to buy is your future home, so there is quite a bit at stake. Buying a home is a big decision, so it is important to have a qualified professional inspector make an accurate and detailed report of all things they noticed about your home. It is important for the inspector to be an objective third party, so there is no bias in the final report.

Finding a great home inspector may seem like a daunting task, but the Wisconsin Association of Home Inspectors (WAHI) can serve as an excellent resource as you make your way through the process. To find an educated and professional inspector to help you, visit WAHI online at wahigroup.com.

WAHI members are part of an organization that holds home inspectors to a higher code of ethics. WAHI members are required to obtain continuing education credits each year to prove they are knowledgeable in the latest processes and procedures in the home inspection industry.

Buying a home can be a stressful process. Between finding the right home for you and your family, to working with your mortgage lender and completing all of the required paperwork, stress that results from the process can really pile up. Working with a REALTOR® and having a quality, well-educated and honest inspector who gives unbiased, vital information about your potential new home can make the purchase process and final decision to buy, so much easier. Knowing important details about the house you're about to buy is equally as important as how the house initially looks.

If you have questions about an upcoming or past home inspection, or would like to speak with a certified inspector please contact a WAHI representative.



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