

For Your Protection: Get a Home Inspection

Name of Buyer (s) _____

Property Address _____

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- evaluate the physical condition: structure, construction, and mechanical systems
- identify items that need to be repaired or replaced
- estimate the remaining useful life of the major systems, equipment, structure, and finishes

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection. Appraisals are for lenders; home inspections are for buyers. An appraisal is required for three reasons:

- to estimate the market value of a house
- to make sure that the house meets FHA minimum property standards/requirements
- to make sure that the house is marketable

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA can not give or lend you money for repairs, and FHA can not buy the home back from you.

Radon Gas Testing

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236. As with a home inspection, if you decide to test for radon, you may do so before signing your contract, or you may do so after signing the contract as long as your contract states the sale of the home depends on your satisfaction with the results of the radon test.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.

I/we understand the importance of getting an independent home inspection. I/we have considered this before signing a contract with the seller for a home. Furthermore, I/we have carefully read this notice and fully understand that FHA will not perform a home inspection nor guarantee the price or condition of the property.

_____ **I/We choose to have a home inspection performed.**

_____ **I/We choose not to have a home inspection performed.**

X

Signature & Date

X

Signature & Date

TEN IMPORTANT QUESTIONS TO ASK YOUR HOME INSPECTOR

1. What does your inspection cover?

- Inspection and inspection report should meet all applicable requirements in your state
- They should exercise a well-recognized standard of practice and code of ethics
- Request to see a copy of standard of practice and code of ethics ahead of time
- Ask any questions you may have
- Identify any specific areas you want inspected upfront

2. How long have you been practicing in the home inspection profession and how many inspections have you completed?

- They should willingly provide his or her history in the profession and referrals
- Newer inspectors may be very qualified, and may have worked with a partner or have access to more experienced inspectors to assist them in the inspection

3. Are you specifically experienced in residential inspection

- Must be trained and experienced in the unique discipline of home inspection

4. Do you offer to do repairs or improvements based on the inspection?

- There may be a conflict of interest based on state regulations

5. How long will the inspection take?

- Two to three hours on average for a typical single-family house
- Less may not be enough time to perform a thorough inspection

6. How much will it cost?

- Costs vary dramatically depending on region, size of house, scope of services, etc.
- Typical range might be \$300-\$500
- Consider value of home inspection in terms of the investment being made

7. What type of inspection report do you provide and how long will it take to receive the report?

- Full reports can be made available within 24 hours of the inspection
- Be sure you can understand the report and that it fulfills your needs

8. Will I be able to attend the inspection?

- It is a valuable educational opportunity to see your potential home through the eyes of an expert
- A refusal should raise a red flag

9. Do you maintain membership in a professional home inspector association?

- Request to see membership ID
- Perform whatever due diligence you deem appropriate

10. Do you participate in continuing education programs to keep your expertise up to date?

- This is a good measure of their professionalism and service to the consumer
- Useful when inspecting older homes with unique elements requiring additional knowledge and training