



## **BEFORE THE INSPECTION**

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- Utilities ON (gas, electric, water)
- Attic, basement, panel accessible
- Review seller disclosures
- Add: Radon · Termite · Sewer
- Plan to attend (2-3 hrs)

## **DURING THE INSPECTION**

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- Be there (or FaceTime)
- Ask questions - always
- Take notes/photos
- Learn systems (HVAC, water, electric)
- Focus on big stuff, not cosmetics

## **ASK YOUR INSPECTOR**

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- Where is the main water shutoff?
- How old is the roof / HVAC?
- What are the biggest concerns?
- What should I fix first?
- What can wait?

## **COMMON SURPRISES**

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- Sewer line issues (\$8k-\$20k)
- Mold from bathroom fans venting into attic
- DIY electrical hazards
- Roof leaks
- Termite activity

## **AFTER THE INSPECTION**

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- Review report within 24 hrs
- Focus on safety issues first
- Talk with your agent
- Get repair quotes
- Decide: repair, credit, or move forward

## **TOP BUYER MISTAKES X**

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- Skipping the inspection to "win" the deal
- Not attending the inspection
- Focusing on cosmetic issues
- Ignoring major systems (roof, electrical, sewer)
- Not budgeting for repairs after closing