



# HANKEY & BROWN

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## HOW TO GET THE MOST OUT OF YOUR HOME INSPECTION

1. Plan to be present for at least the last 45 min. of the inspection to hear the inspector's findings first hand, have your questions answered, and get maintenance tips.
2. If you are a couple, BOTH of you should attend the inspection if possible. If you have children please arrange for off-site childcare so that you will not be distracted while you discuss the house with the inspector.
3. You are paying for this service and need to focus on the inspector's remarks. Family, friends, and contractors should not attend the inspection. Your agent may be able arrange a tour for contractors and others at a later date.
4. Wear casual clothes. You may want you to look into places such as garages, crawl spaces, utility rooms, etc.
5. If you have specific concerns about the house, be sure you inform the inspector before the inspection, or as soon as you notice something.
6. Be patient if the inspector chooses to delay answering a question until the end of the inspection. The inspector will want to relate all aspects of the house to each other.
7. Read the inspection agreement before you sign it. The agreement explains what the inspector promises to do and what is NOT promised. Please pay the fee before or during the inspection.
8. **Carefully read the entire inspection report.** If you have questions, ask the inspector. We are here to help you understand the condition of the house. We try to make our reports clear, but will gladly explain any item you don't understand. Also refer to the book and CD's we gave you.
9. RELAX. House buying can be a challenge, but the reward is having a new home. We have looked at thousands of houses and will try to show you how you can succeed in home ownership.
10. Subscribe to Angie's List at <http://www.angieslist.com>. This service provides referrals to service firms that have been rated by other homeowners.

*We have provided professional home inspections since 1975.*