

First Time Buyer Inspection Guide

What to Expect Before, During, and After Your Home Inspection



What Should Buyers Expect?

No home is perfect. Even newer homes have maintenance items or defects.

Most inspection reports include: minor repairs, maintenance recommendations, safety concerns, items to monitor over time.

The goal isn't a perfect report. The goal is understanding the homes overall condition.

After the Inspection

You will receive a detailed report that includes: photos, descriptions of findings, maintenance recommendations, safety concerns.

Then you will work with your realtor to determine:

- What repairs to request
- Which items are routine maintenance
- Whether additional evaluations are needed

Top Questions to Ask Your Inspector

- 1) Which issues should I address first?
- 2) What is considered routine maintenance?
- 3) Which items are safety concerns?
- 4) Are there repairs that should be evaluated by a specialist?
- 5) What should I budget for in the next few years?

Closing Remarks

An informed buyer is a confident buyer.

A home inspector is one of the best opportunities to learn how your future home works and how to care for it.

Call Parkwood to schedule today!

336.804.4456

What Is A Home Inspection?

A home inspection is a visual evaluation of the home's major systems and components. The inspector will evaluate: roof, exterior, foundation and structure, plumbing, electrical, heating and cooling, interior rooms, attic and crawlspace (when accessible).

Remember: An inspection is designed to educate you about the home's condition, not determine whether you should buy it.

During The Inspection

Here is what happens:

- The inspection usually lasts 2-4 hours
- Buyers are encouraged to attend the summary at the end.
- Feel free to ask questions.
- The inspector will explain important findings and maintenance tips.

Tip: Bring a notebook or use your phone to take pictures.

Common Misconceptions

A home inspection is NOT:

- A pass or fail test
- A code compliance inspection
- A warranty
- A guarantee that nothing will ever break

Instead, it is a snapshot of the homes condition on the day of the inspection.

Buyer Tip

Don't let a long report overwhelm you. Most reports include many minor maintenance items. Focus on understanding the home's major systems, safety concerns, and significant defects with your Realtor and inspector.

