



BUYER RESOURCE

239-955-1440

INSPECTION DAY

Observe • Ask questions • Understand the home

What Buyers Can Expect on Inspection Day

A home inspection is a visual, non-invasive evaluation of the accessible systems and components of the property. It is designed to help you understand the home before you move forward.

■ Before the inspection

- Confirm the appointment time and ask your agent how access will be handled.
- Plan enough time to attend without feeling rushed.
- Wear comfortable clothing and closed-toe shoes appropriate for the property.
- Bring questions about the home, visible concerns or planned improvements.
- Review the inspection agreement so you understand the scope and limitations.

■ What the inspector will do

- Work methodically through accessible areas of the property.
- Operate normal controls for visible systems and installed components.
- Look for material defects, safety concerns and signs of improper installation or maintenance.
- Take photographs and notes for the written inspection report.
- Explain significant observations and answer inspection-related questions.

■ How buyers can participate

- Attendance is encouraged, especially near the end for a summary walkthrough.
- Give the inspector room to work safely and avoid bringing a large group.
- Ask questions when something is unclear, but allow time for the inspector to complete each area.
- Take your own notes, measurements or photos when permitted.

■ Areas commonly evaluated

- Roof covering, exterior, structure and visible foundation components.
- Electrical, plumbing, heating and cooling systems.
- Interior rooms, doors, windows, ceilings, walls and floors.
- Attic, insulation and ventilation when safely accessible.
- Garage, installed appliances and included optional systems or services.

■ What the inspection does not determine

- The inspection is not a pass-or-fail test, appraisal or guarantee of future performance.
- It does not involve destructive testing or moving heavy furniture and personal belongings.
- It does not guarantee insurance eligibility or verify every building-code requirement.
- Specialty services such as WDO, mold, radon, sewer scopes or environmental testing are included only when separately arranged.

■ Your report and next steps

- The written report will document observations with descriptions and photographs.
- Review the full report, not only the summary or highlighted items.
- Contact ClearPath if you need clarification about a finding.
- Discuss repair requests, contract decisions and negotiations with your real estate professional.
- Use qualified specialists to further evaluate significant or technically complex concerns when recommended.

■ Keep the findings in perspective

Every home has findings. Focus first on safety, water intrusion, structural concerns and major system performance. Routine maintenance and smaller repairs can then be considered in the context of the home's age, condition and your plans for the property.