



FAQ for Homebuyers and Sellers: Preparing for a Home Inspection

Welcome!

This FAQ is designed to help you understand the home inspection process, whether you're buying or selling a property. It includes important details, tips, and guidelines to ensure the inspection runs smoothly and efficiently.

General Questions

1. What is a home inspection?

A home inspection is a non-invasive visual examination of a property's structure, systems, and components. It's designed to identify potential issues or defects so that buyers and sellers can make informed decisions.

2. How long does a home inspection take?

The duration varies depending on the size and condition of the property, but most inspections take about 2-4 hours. Larger or older homes may take longer.

3. Do I need to be present during the inspection?

While it's not mandatory, it's recommended. Being present allows you to ask questions, observe the process, and gain a better understanding of the property's condition.

For Buyers

4. What should I expect during the inspection?

The inspector will evaluate major systems and components, including the roof, foundation, plumbing, electrical, HVAC, and more. They'll note any defects, maintenance concerns, or safety issues. A detailed report will be provided after the inspection.

5. What is not included in a home inspection?

Inspections don't cover cosmetic issues, concealed defects, or areas that are inaccessible (e.g., behind walls). They also don't include specialized testing like mold, radon, or pest inspections unless specifically requested.

6. Should I bring anything to the inspection?

Bring a notepad and any questions or concerns you may have about the property. It's also helpful to have a copy of the property listing or seller disclosure for reference.

7. What happens if the inspection reveals major issues?

If significant problems are found, you can negotiate with the seller for repairs, a price reduction, or other concessions. Your real estate agent will guide you through the negotiation process.



For Sellers

8. How can I prepare my home for the inspection?

- Ensure utilities (electricity, water, and gas) are turned on.
- Provide clear access to critical areas like the attic, crawlspaces, and electrical panels.
- Replace burned-out light bulbs and test smoke detectors.
- Unlock gates, doors, and sheds to provide full access.
- Secure pets to ensure they don't interfere.

9. Should I disclose known issues to the buyer?

Yes, transparency is key. Providing documentation of repairs or maintenance can build trust and minimize surprises during the inspection.

10. Do I need to leave the house during the inspection?

It's courteous to vacate the property during the inspection to allow the buyer and inspector to move freely. If staying, avoid interfering or answering questions about the home.

Common Concerns

11. Will the inspection affect the sale of the home?

An inspection itself doesn't affect the sale, but the findings can influence negotiations. Addressing potential issues proactively can improve the chances of a smooth transaction.

12. How much does a home inspection cost?

Costs vary based on the size and location of the property but typically range from \$300 to \$700. Specialty inspections (radon, mold, etc.) may incur additional fees.

13. What happens after the inspection?

The inspector will provide a detailed report highlighting findings. Buyers, sellers, and agents can use this report to discuss next steps, including repair requests or price adjustments.

Special Situations

14. What if the property is vacant?

Vacant homes must still have utilities turned on for a thorough inspection. Sellers should ensure access to all areas and that systems like plumbing and HVAC are operational.

15. Can a home "fail" an inspection?

No, inspections are not pass/fail. They are intended to provide an assessment of the property's condition so buyers can make informed decisions.



The Hawkeye Companies Inc.
P.O. Box 41, Marblehead, MA 01945

Phone (781) 676-3000 Fax (617) 482-1801
www.HawkeyeInspectors.com

16. Should buyers get a re-inspection after repairs are made?

Re-inspections are a good idea to verify that requested repairs were completed properly. Check with the original inspector to see if they offer this service.

Tips for a Smooth Inspection

For Buyers:

- Be punctual and prepared with questions.
- Remember that no home is perfect—focus on major issues, not minor cosmetic flaws.

For Sellers:

- Present the home in its best condition (clean, accessible, and well-lit).
- Address minor repairs ahead of time to leave a good impression.