

# Buyers Inspection Checklist

## Congratulations on the pending purchase of your new home!

Unlike other major purchases like an automobile, your ability to “test drive” a home before you actually purchase it is very limited. As a home buyer you seek out a property that fits your aesthetics, household needs and price range. Much of a home’s value (and eventual cost to you) rests in how sound its construction and major systems are – but the untrained eye isn’t able to determine the significance of common home issues that might be apparent during a walk-through.

A home inspection is an evaluation of the property by a trained professional and a valuable tool to help minimize your risk when purchasing the home of your dreams.

### The inspection of your prospective new home will include:

- Property and landscaping
- Sidewalks and driveways
- Roof, chimney, and gutter
- Foundation and structural support systems
- Doors and windows
- Insulation and ventilation
- Heating, plumbing, and air conditioning
- Electrical systems
- Safety devices

Bux-Mont’s home inspections are a visual (non-destructive) inspection of accessible components and systems of the home done in accordance with the **National Association of Certified Home Inspectors** (NACHI) standards and practices. The inspection report will summarize our findings on the condition of your home’s components and systems as existing at the time of the inspection.

### The results will be reported as follows:

- Satisfactory—these items were found to be in good shape and performing as intended.
- Attention Needed —these items were found to be performing, but require monitoring or minor repairs/maintenance.
- Action Needed —these items are in need of major repair or replacement and/or present a safety concern.

## PROFESSIONAL HOME INSPECTIONS



### Bux-Mont Home Inspections

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### **Items that we will not be inspecting;**

- Environmental components such as radon, water, air quality or mold inspections unless these items have been requested as part of your inspection.
- Ancillary wiring—these are items not a part of the house main electrical system such as phone lines, media cable/wiring, low voltage wiring/systems.
- Components that require special licensing or certification that we do not have the capacity to conduct.

### **To ensure you get the most from your home inspection, make sure you:**

- Read, understand and sign your inspection agreement and bring it along to the inspection.
- Make arrangements for the payment of our services in advance. We accept personal checks for payment of our services.
- Please advise your seller, or their agent, that we suggest that the following items are attended to;
  - Confirm that all utilities are on and pilot flames are ignited
  - Keys for all doors and gates are made available to the inspector
  - Make sure interior areas of the house are accessible such as the attic, crawl space and basement.
  - Make sure access is possible to system components such as the water heater, furnace, electrical panels and air conditioning system.
  - If a pool or spa inspection has been requested, these amenities should be accessible and operational depending on the time of season.
  - If radon or mold inspections have been requested, we prefer advance arrangements so that we can set-out our sample collectors, the sampling time usually requires around 48 hours.
  - Make sure that all domestic animals are secured
- You should plan on attending the inspection and ask questions. Inspections typically take 2 1/2 to 3 hours to complete.
- Bring along something to take notes during the inspection
- Be sure to fully read your inspection report when it is finished

### **What a home inspection isn't:**

- A pass/fail test
- A warranty or guarantee
- An inspection of inaccessible areas of the home
- An inspection for compliance with local building codes

It is our pleasure to serve you and we thank you for your business. If you have any questions about your home inspection, please give us a call at 267-898-2218.

Again, congratulations and best of luck with your new home!

