

The Home Inspection Process

A home inspection provides a valuable opportunity to learn about the property you want to buy and how to care for it. Inspections also help you identify red flags—problems that could affect your safety or require expensive repairs.



If you've included an inspection clause in your purchase contract, here's what you should know about what happens after your offer is accepted:

1. You must select your home inspector.

Your buyer's rep can provide a list of reputable inspectors, but you have the choice—and you aren't limited to your agent's list. Regardless of who you select, you must call and schedule the inspection.

2. You're working under tight deadlines.

Your inspection contingency clause will specify the timeframe to complete the inspection. (In competitive markets, the deadline may be two days!) Regardless, you must move quickly to complete your inspection.

3. You might need more than one inspector.

For example, a radon inspection is standard in many areas and must be scheduled immediately. Your home inspection may also reveal areas of concern requiring additional expertise, such as roof, mold, or pest damage.

Ideally, you should complete all inspections within the inspection period instead of requesting an extension. Your buyer's rep can advise you on your options in situations like this.

4. Get the most from your inspection.

Most inspections last 2-3 hours. During that time, the inspector must cover an extensive list of details. Some inspectors welcome buyers' questions during the inspection.

However, others find questions distracting, making it harder to concentrate on their job.

For the best results, ask your inspector how they prefer to work. Also, limit your questions to specific points concerning the home.

5. Work with your buyer's rep to respond to the inspection.

All homes require periodic maintenance, so don't be surprised when your inspector points out issues and suggests minor repairs and updates.

If the inspection didn't disclose any significant concerns, you can feel comfortable moving forward and completing the sale. However, if substantial issues are revealed, consult with your buyer's rep on your options, from requesting repairs, closing credits, or terminating the contract.

At this point, your decisions depend on the magnitude of the issues and your desire to purchase the home.



LAUREL BRANDI
REAL ESTATE

(575) 640-6511

laurel@VistaTeamNM.com
www.newmexico.properties