

FIRST-TIME BUYERS GUIDE TO HOME INSPECTIONS

Everything you need to know before, during, and after your home inspection.

Buying your first home is exciting – but it can also feel overwhelming when you realize how much you don't know yet. This guide is here to give you clarity and confidence, so you can move forward feeling informed, prepared, and at ease.

FREQUENTLY ASKED QUESTIONS

WHAT AN INSPECTION COVERS

- EXTERIOR
- DECKS
- PORCHES
- STRUCTURE
- FOUNDATION
- ROOF
- ATTIC
- ELECTRICAL SYSTEM
- PLUMBING SYSTEM
- HVAC SYSTEM
- KITCHEN APPLIANCES
- GENERAL INTERIOR

SHOULD WE ATTEND?

Yes — recommended. Stop by during the last 30 minutes so the inspector can walk you through findings in person.

DOES IT PASS OR FAIL?

No. Inspectors report visible conditions and defects — not a pass/fail grade. You make the decision.

HOW LONG DOES IT TAKE?

Most inspections take **2–3 hours**. Larger or older homes typically take longer.

WHEN IS THE REPORT READY?

Inspection reports are delivered **within 24 hours**. Radon, mold, or termite results typically take **2–3 days**.

HOW MUCH?

Inspections start at around \$500 but **many buyers choose to pay extra** for radon testing, mold testing, or sewer scopes for greater peace of mind.

SERIOUS FINDING?

Anything can be fixed. Your agent can get quotes, negotiate with the seller, and help you decide.

WHAT TO EXPECT — STEP BY STEP

1

OFFER ACCEPTED

Schedule your inspection as soon as possible.

2

INSPECTION DAY

Inspector evaluates all major home systems.

3

IN PERSON REVIEW

Join for the last 30 minutes in person to discuss key findings.

4

REPORT DELIVERED

Full written inspection report report within 24 hours.

5

NEGOTIATIONS

Work with your agent to negotiate repairs or credits.

BOOK YOUR INSPECTION 24/7 ONLINE: www.AtEaseInspections.Net