



THE HOME INSPECTION

- Once you've decided on a home, it is recommended that you have the home professionally inspected. Per the Purchase and Sales Agreement, page 4 of 7, section 12, entitled **Physical Inspection of Property/Property Condition**, the buyer must schedule a home inspection to take place within a specified number of days after the seller has accepted the purchase and sale agreement.
- Attached is a list of inspectors known by our company to provide these services. This is not necessarily a complete list, and you may find additional companies in the Yellow Pages. You are strongly encouraged to call and interview several home inspectors prior to choosing one. At a minimum, you should ask each inspector the following questions:
 - a. *Do you carry Errors and Omissions Insurance and Liability Insurance?*
The preferred answer is "yes."
 - b. *What are your professional designations?*
The State of Alaska requires home inspectors to be licensed. Some inspectors are licensed engineers and others are not. Many inspectors have professional designations. The American Society of Home Inspectors (ASHI) is one such organization. ASHI requires inspectors to pass an exam before they can become members. They also have continuing education requirements. You can learn more about home inspections online at: www.ashi.com, www.inspectiondirectory.com, www.nibi.com, and www.aahi.com.
 - c. *What is your practical experience in home inspections?*
Naturally, more experience is better.
 - d. *What will be inspected? Roof/attic? Crawlspace? Mechanical, plumbing, electrical, heating systems? Pests and rodents? Etc?*
Be sure to mention any special concerns you may have, and ask the inspector if they can/will address them. General home inspections normally do not include radon, pests, carpenter ants, mold, etc.
 - e. *Can I accompany you during the inspection?*
The inspector should not only allow this, they should **encourage** it.
 - f. *How much do you charge for the inspection?*
Fees for these services can vary greatly.
- Here are a few areas that home inspectors typically look at (be sure to verify when you call):

<i>Structural</i>	Many home inspection organizations have set standards on certain areas of the home that the home inspectors look at to determine the integrity of the essential internal and external structural components. Home inspectors are not structural engineers, but they can identify visual defects in those areas requiring immediate repairs.
<i>Electrical</i>	Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?
<i>Plumbing</i>	Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?
<i>Built-In Appliances</i>	Are they functioning properly?
<i>Miscellaneous</i>	Other items may or may not be included in a standard home inspection. Some of them may be: septic systems, roofs, drainage problems, wood decks, patios or other exterior structures. Be sure and verify which, if any, of these items are included in your home inspection.
<i>Normally Not Included</i>	Pest, geological or land subsidence surveys and environmental pollution inspections should be completed separately for your own protection.

WE RECOMMEND YOU ALWAYS OBTAIN GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREA BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION.

- Allow 2-3 hours for a complete home inspection.
- You should plan on accompanying the inspector during the home inspection to become more knowledgeable with the inspection report and the home being inspected.
- The fee for the inspection is usually between \$250 and \$350 and is due at the time of the inspection (don't forget your checkbook!). The inspection report is provided to the buyer after the inspection.
- A copy of the inspection report must be provided to the seller along with a written request for any repairs. Your Realtor will assist you with this request, often referred to as a "Repair Amendment." It is not the purpose of an inspection/repair amendment to request cosmetic items (which can/should be addressed in the original offer), but rather to rectify latent (hidden) defects that affect the value, function, structural integrity, or safety of the home.

Buyer

Date

Buyer

Date