

THE HOME INSPECTION PROCESS

what to expect

Inspections allow the buyer to make an informed decision about the potential home they're purchasing. It determines if there are safety issues or material defects that affect the integrity of the home. Inspections also help the buyer understand potential future costs for maintenance and repairs. Importantly, this is not an opportunity to negotiate for upgrades or cosmetic fixes. A whole-house inspection takes 3-4 hours, and we recommend that buyers be present for at least part of the inspection.

The Process

1. Once the contract is accepted, the buyer chooses an inspector and schedules the inspection.
 - We recommend ordering a whole-house, radon, and wood-destroying insect inspection.
 - Other inspections that may be helpful, based on the property, could be mold, septic, sewer line, structural, tree, etc.
 - Each contract specifies a limited number of days for the buyer to conduct the inspection and communicate with the seller regarding any requested repairs.
2. After receiving the inspection report, the buyer and their agent prepare an addendum to the contract that releases the inspections or requests work to be done. There is a limited time frame to negotiate the inspection addendum.
3. Any negotiated repairs must be complete before closing, with receipts given to the buyer.
4. Final walk-throughs occur, typically within 48 hours of closing, to ensure all repairs are complete.

home inspectors

Pillar to Post

Capuano Team (OH)
(513) 771-6689

AVHI

Rob Wetterstroem (OH)
(513) 871-7800

Housemaster

Dan Kreps (OH)
(513) 774-7203

Guardian Inspections

Brian & Christie Kirchmer (OH)
(513) 573-0272

Building Inspections LLC

Michael Hesterberg (OH/KY)
(513) 793-4677

Pillar to Post

Terry Yeager (KY)
(859) 642-6700

Mainline Inspection Services

Patrick Hooper (Sewer Only)
(513) 349-3357