

REVIEW THIS CHECKLIST TO ENSURE A SMOOTH HOME INSPECTION PROCESS.

BEFORE INSPECTION

- Plan to attend the inspection if possible.
 - It's extremely helpful for you to be there to see and ask questions about any issues found
- Ask your Realtor to ensure all utilities are on at the time of the inspection (electric, gas, water).
 - Required to fully evaluate all electrical devices, plumbing, HVAC, and gas appliances.
- Ensure you have ordered all the services you need to feel confident in knowing the full condition of your home:
 - **Mold Air Quality Sampling – Recommended for anyone with allergies or asthma**
 - **4 point and wind mitigation reports - Typically required by insurance companies**
 - **Radon Testing - Needed to determine if a home has this toxic gas which is a leading cause of lung cancer**
 - **Sewer/Plumbing Scope - Ensures your home doesn't have an issue prior to moving in, saving you \$\$ in potential repairs**
 - **WDO/Termite Inspections - More homes in Florida are lost to termites than fire, water, hurricanes, and tornados.**
 - **Water Quality Sampling - Make sure your home's water does not contain lead, nitrates, or bacteria.**
 - **Well Equipment inspection - Examines the well equipment to determine that the system is functioning properly.**
- Mark your Calendar.
 - A 24-hour notice is required to cancel/reschedule an inspection and avoid a 30% fee.
- Call your insurance company PRIOR to the inspection.
 - Find out if you will need a 4-point or Wind Mitigation report.
 - Most insurance companies are REQUIRING these forms in order to bind insurance.
 - Save up to \$200 if ordered with the home inspection.
 - If you need assistance with insurance you can call Phil Logan at our Sister Company, CYA Insurance (941) 465-1344
- Sign Pre-Inspection Agreement
 - The system will not release the inspection reports if not signed
- Pay for the Inspection
 - The system will not release the inspection reports if not paid

AFTER INSPECTION:

- Read the full Inspection
 - Often there is information in the report that the inspector may not have been able to cover with you, areas they may not have been able to access, instructions to follow up with the seller, or specialized technicians to further evaluate deficiencies or issues found.
- Consider purchasing a full-home warranty
 - The warranty will cover you if issues arise after you move in.
- Send 4 point and/or wind mitigation reports to your insurance agent
 - Most lenders require insurance policies to be obtained prior to closing.
 - Ensure there are no issues on the 4 point/wind mitigation reports that need to be fixed prior to closing in order to bind insurance
- Request Seller Repairs
 - Talk to your Realtor and use our summary report to request the Seller Repairs
- Set Up a Re-Inspection
 - If the Seller makes any repairs of issues found at the inspection, we can re-inspect and ensure the deficiencies are no longer there (an additional fee applies)
 - A re-inspection will be needed in order to revise 4 point/wind mitigation reports once issues are corrected.
- Plan to have a Pest Control Company treat your home prior to moving in your clothes and furniture.
 - Call Dunrite Pest and Termite one of our Sister Companies at 941 - 344 - BUGS (2847)
- Visit our vendor website for a list of reputable vendors that can assist you with repairs, remodels, etc.
 - www.hopehomeinspections.com/vendors