

Who attends the Home Inspection?

We surveyed the area Home Inspectors and asked them this question. Here are their answers.

Answer #1:

As for who should attend the home inspection, the buyers and the real estate agent should be present for the entire inspection. It is especially important for first time buyers to stay with the inspector during the entire inspection so that they may learn the purpose, operation, and proper maintenance of the homes systems and components. Who should not attend? Anyone my client feels may cause a distraction should not attend.

Craig Benthusen of JMA Inspections & Consulting 847-293-6638

Answer #2:

The answer to your question can be somewhat complex due to liability issues. I always encourage the home buyer to be at the home inspection if at all possible. This helps to eliminate call back questions. If the home buyer is at the home inspection we are able to spend time with them in order to answer any question they may have as well as introducing them to their new home. If there is a problem with the home during the home inspection, visually seeing the problem can help the buyer to better understand the problem especially later on when they are reading the report. Many REALTORS® tell the home sellers that they should not be at home when the home inspection is taking place. Sometimes a home seller will follow you so closely that it is disruptive to the home inspection process. Generally it does not bother me if the home seller is at home, after all we are strangers in their home. Often times when I get to a home inspection, the seller will be trying to rush out the door saying my REALTOR® said we are not to be here for the home inspection. I always say that it is up to you and you don't need to leave unless you want to. About half of the time a seller will stay home. Now for the tricky part of this question. What about the REALTOR®? Well, what about the REALTOR®. The REALTOR® is the most important part of the real estate transaction and the most important person to the REALTOR® is their client. I feel a REALTOR® should be at the home for the home inspection to be able to handle any problems or questions that may come up with their client or possibly to get us in the home or they may know if the big dog at the front door is friendly or not. Being at the home for the home inspection does not mean the REALTOR® has to be a part of the home inspection. Many REALTORS® are present when I do the home inspection. Often times they will sit in the living room or kitchen and do paperwork or the ever popular, answer voice mail. I think that if a REALTOR® is at the home and not a part of the home inspection that this will reduce liability to an expectable level. I do however have REALTORS® follow me around along with the buyer and they almost always say "I learn something at every home inspection". As far as a radon test or a pest inspection, I often perform these inspections when nobody is present. All I need for these inspections is access to the home.

Brad Rasmussen of The HomeTeam Inspection Service 815-895-3840

Answer #3:

I personally like the buyer or a representative of the buyer to be there. Mom, Dad, brother or friend. That way you can show them the areas that need improvement. It also gives me the opportunity to talk about the importance of home maintenance. (This is especially important for first time buyers.) This is also a good opportunity to put needed improvements into perspective. Many items found just need simple maintenance while others may need a professional to do the repair. It also is a great time for the buyer to ask questions about concerns that they may have. I also like the buyers REALTOR® to be present if possible. The first reason is that if we have any questions about previous repairs or for example, where is the lot line? Many times the REALTOR® can get this information during the inspection. The second reason is so they can keep an eye on the buyers. Sometimes they wonder off during an inspection and I would feel better if their agent was there. (Especially if it is not a vacant home) I do not recommend having the home owners present at the inspection. The #1 reason is that we are not able to talk freely. Many times the buyer will not ask the same questions that they would if the owners were not present. However that's in a perfect world and I feel comfortable in all situations. (Note: If the client is not present at time of inspection I try to take photos to help give the client a better perspective of needed improvements.)

Ken Malone, CHI, PHI of A-PRO Home Inspection Services 815-895-7006

Answer #4:

C&C Home Inspection highly recommends the buyer take time to be present at the inspection. Budget 2-3 hrs to accompany the inspector. The interactive communication during the inspection process is essential and invaluable for the new home buyer. In the most cases the home seller is not home at the inspection so the inspector and the buyer can talk openly about the property. At the completion of the inspection the buyer will receive the report at that time. A 33-page user-friendly report, educating you about your home.

Charlie Cregier of C&C Home Inspection 815-824-8263