



FOR HOME BUYERS

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# Home Buyer's Inspection Checklist

Show up ready. Get the most out of inspection day.

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*You've scheduled your home inspection. Here's how to show up ready and get the most out of the day.*

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## Before Inspection Day

### Get your schedule straight

- Confirm the inspection date, time, and address with your agent
- The inspection itself takes about 4 hours — you don't need to be there for all of it
- Plan to arrive for the last 30 minutes. That's when Konnor walks you through the findings in person
- Out of state or can't make it? Request a Zoom summary when you book

### Know what's covered

- Standard inspection includes: roof, exterior, foundation, attic, electrical, plumbing, HVAC, interior, appliances, and garage
- Add-ons (sewer, radon, air quality, pool/spa, solar) are booked separately. Confirm with your agent what's been ordered
- Termite inspection is coordinated separately; ask your agent if it's included

### Review the inspection agreement

- The signed agreement and payment are due before the inspection
- Read it so you know what the inspection does and doesn't cover

### Write down your concerns

- Any cracks, stains, smells, or systems you noticed during showing? Write them down
  - Bring the list. Konnor checks everything, but if something caught your eye, flag it
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## On Inspection Day

### What to bring

- Your questions list
- A notepad or phone for notes
- Comfortable shoes

### When you arrive

- Arrive for the last 30 minutes. The walkthrough summary is where you get the most value
- Save your questions for that time; Konnor will address everything then
- Don't touch electrical panels, HVAC units, or any systems Konnor hasn't cleared yet

### Questions worth asking during the summary

- Is this finding something I should address before closing or after I move in?
- What type of contractor handles this repair?
- Is this typical for homes of this age and size?
- Is this something I need to monitor over time?
- What would you prioritize if this were your house?

### What not to do

- Don't skip the walkthrough summary. This is where context matters most
- Don't make decisions on the spot; you'll have the written report the same day
- Don't ask Konnor for repair cost estimates; that's outside inspection scope

### After the inspection

- Your report arrives the same day, delivered digitally through Binsr Inspect
- Read it before your agent calls you; it's written in plain language
- Read the summary section first and note anything that concerns you
- Bring those concerns to your agent — they can answer most questions
- If something still needs clarification after that conversation, reach out to Konnor

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**Questions before your inspection?** Call or text Breathe Easy at **(480) 254-5708**. Book online anytime: [ap.p.binsrinspect.com/book/breathe-easy-home-inspections-61fc2aff](https://p.binsrinspect.com/book/breathe-easy-home-inspections-61fc2aff)

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*"Your Home. Your Health. Our Priority."*

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