

HomeInspection.id

Home Buyer's Inspection & Negotiation Guide

A free homeowner guide from homeinspection.id

What a Standard Inspection Covers

Core systems checked

- ☐ Roof, foundation, and structure
- ☐ Electrical panel and visible wiring
- ☐ Plumbing and water pressure
- ☐ HVAC functional testing
- ☐ Visible signs of water damage or pests

Usually separate add-ons

- ☐ Radon testing
- ☐ Mold testing
- ☐ Pest/termite inspection
- ☐ Sewer line scoping

Red Flags: Serious vs. Normal

Usually not a big deal

- ☐ Minor cosmetic wear and dated fixtures
- ☐ Small drywall cracks
- ☐ Normal wear consistent with home's age

Worth real attention

- ☐ Foundation cracking or uneven floors
- ☐ Outdated or unsafe wiring
- ☐ Evidence of past water intrusion
- ☐ Missing safety equipment (GFCI, detectors)

Using Your Report to Negotiate

Common negotiation paths

- ☐ Request specific repairs before closing
- ☐ Ask for a price reduction
- ☐ Request a credit at closing instead of repairs
- ☐ Get a specialist follow-up quote for major findings before deciding

Ready to schedule your inspection?

Build your free custom checklist at homeinspection.id and get matched with a certified local inspector — free, no obligation.

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