FOR HOME BUYERS

Your Home Inspection, Explained

A short guide to what happens before, during, and after your inspection, so you know what to expect and how to use what you learn.

INDIANA INSPECTIONS

What is a home inspection?

A home inspection is a visual evaluation of a home's major systems and accessible components. It gives you an objective picture of the property's current condition before you finalize a major decision. It is not a pass or fail test, and it is not an appraisal or a code compliance review.

What the inspector evaluates

- Roof, gutters, and exterior surfaces
- Foundation and visible structure
- Attic, insulation, and ventilation
- Electrical service and panel
- Plumbing supply, drains, and water heater
- Heating and cooling equipment
- Windows, doors, and interior rooms
- Grading and drainage near the home
- Crawlspace or basement, where accessible
- Other accessible systems and components

Inspections follow the InterNACHI Standards of Practice. Inspectors do not open walls, move furniture or stored items, or enter areas that are unsafe or inaccessible, and no inspection can reveal conditions that are hidden at the time of the visit.

How to prepare

Before the appointment

Schedule soon after your offer is accepted so you have time to review results before your inspection deadline. Ask your agent to confirm that utilities will be on.

Access matters

The attic hatch, crawlspace, electrical panel, furnace, and water heater should be reachable. Areas that are blocked may have to be noted as not inspected.

Should you attend?

Yes, if you can. Indiana Inspections encourages buyers to attend. Walking through the home with your inspector lets you ask questions, see important findings in person, and learn where key shutoffs and equipment are located.

During the inspection

Most inspections take 2 to 4 hours, depending on the home's size, age, and condition, and on any add-on services. Your inspector works through the home system by system, documenting observations with notes and photographs. Add-on services such as radon testing or a sewer scope can often be completed during the same visit. A radon test runs for 48 hours, so its results arrive after the test period ends.

How your report is delivered

Digital and photo documented

Your report is delivered digitally by 10 AM the morning after your inspection. Findings include photos and plain language explanations, and the report opens on a phone or a laptop.

Organized by priority

Safety concerns and significant defects are separated from routine maintenance items, so it is easier to see what needs attention now and what can be planned for later.

After you receive the report

- **Read it fully.** Almost every home has findings, including new construction. A long report does not necessarily mean a problem home.
- **Ask questions.** Call your inspector if anything is unclear. Understanding a finding is part of the service.
- **Talk with your agent.** Your agent can explain your options under your purchase agreement, such as requesting repairs, negotiating a credit, or proceeding as is.
- **Get specialist estimates when recommended.** Some findings call for a licensed contractor to evaluate further or price repairs before your deadline.
- **Keep it.** Your report is a useful maintenance reference after closing.

Good to know: A home inspection reports on conditions observed on the day of the visit. It does not predict future failures or guarantee that a home is free of defects. Your inspection report and your agent's guidance together help you make an informed decision.

Questions or ready to book?

Schedule online at **indianainspections.com/schedule-inspection** or call **(317) 721-3382**, Monday to Saturday, 8 AM to 8 PM.