

Be an Informed Buyer

It is your responsibility to be an informed buyer. You have the right to carefully examine your potential new home with a qualified home inspector. A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase.

In a home inspection, a licensed inspector takes an unbiased look at your potential new home to:



Evaluate the physical condition: structure, construction, and mechanical systems;



Identify items that need to be repaired or replaced; and



Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection and does not replace a home inspection. Appraisals estimate the value of the property for lenders. Home inspections evaluate the condition of the home for buyers.

Ask for a Home Inspection

A home inspection will only occur if you arrange for one. Lenders do not require a home inspection. Decide early – inspections and negotiations for repairs are time bound. Check with your broker for your contract timeline.



FHA Loans

FHA does not guarantee the value or condition of your potential new home. If you find problems with your new home after closing, FHA cannot give or lend you money for repairs, and FHA cannot buy the home back from you. An inspection will give you the information you need to make a wise decision.

Local Home Inspectors 



Robin Simpson, Broker
Licensed in the State of Oregon

Business Name:	Anchor Inspections	541-324-8555
Inspector:	Dean Daviscourt	CCB# 153303
Business Name:	Carlson Property Inspection	541-613-0019
Inspector:	Jeff Carlson	CCB#192921
Business Name:	Cornerstone Inspection	541-664-1947
Inspector:	Ron Regan	CCB# 123990
Business Name:	HomePro Inspection Inc.	541-535-1078
Inspector:	Chris Ball	CCB# 171476
Business Name:	Sovereign Inspections	541-261-3142
Inspector:	Mike Imus	CCB# 200464

Here are some important questions to ask before you schedule a home inspection:

- What's your background?
- How long will the inspection take?
- What will you inspect?
- May I attend the inspection? (Toward the end for a verbal report on site)
- What kind of inspection report do you offer?

REMEMBER YOU CAN ALWAYS:



Ask Me Anything

Of course, you'll also want to ask about the inspector's fees and schedule. But before you get to those, find the right inspector by asking the above questions.

Most inspectors will provide a written report within 24 hours, but it is helpful to be onsite near the end of the inspection to get a verbal report as well. It is easier to see an issue in person rather than a photograph. Ask your inspector what time would be best for you to be there.



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