

A HOMEOWNER'S GUIDE FOR



YOUR ESSENTIAL HOME INSPECTION

Guide

UNDERSTAND. PREPARE. PROTECT.



SHISLER
Team



Russ
Lyon

Sotheby's
INTERNATIONAL REALTY

480.349.5521

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WELCOME

Buying a home is exciting.
A great inspection helps
keep it that way.

A professional home inspection gives
you the knowledge you need to make
confident decisions and avoid costly
surprises.

IN THIS GUIDE, YOU'LL LEARN:

- ✓ What a home inspection includes
- ✓ Which additional inspections to consider
- ✓ How roof age impacts insurance
- ✓ What to ask about HVAC systems
- ✓ How to use the Seller Disclosure wisely
- ✓ What happens after the inspection



The goal isn't to find a perfect home,
it's to understand the home
you're buying.



ARIZONA'S INSPECTION PERIOD

The standard inspection period
is 10 days from the date the
contract is accepted.

- Contract Accepted
- 10-Day Inspection Period
- Review Reports
- Request Repairs (BINSR)
- Negotiate
- Move Toward Closing

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HOME INSPECTION TIPS FOR PHOENIX BUYERS

A little knowledge goes a long way. These tips will help you get the most out of your inspections and make informed decisions.



SCHEDULE EARLY

Book inspections as soon as possible during your inspection period to ensure availability.



ATTEND WHEN YOU CAN

Attending the inspections is a great way to learn about the home and ask questions directly.



TAKE PHOTOS & NOTES

Document key items so you can review and compare information later.



ASK QUESTIONS

Don't be afraid to ask the inspector to explain findings and what they mean for the home.



FOCUS ON THE BIG PICTURE

No home is perfect. Focus on major systems and safety issues, not cosmetic flaws.



WORK WITH YOUR AGENT

Your agent will help you interpret the reports, prioritize items, and negotiate with confidence.



KEEP IN MIND

Inspections are meant to inform, not to alarm. Many findings are common in Arizona homes and can be addressed over time.

Use the inspection period to gather information and make the best decision for you and your future.



A thorough inspection gives you peace of mind and helps ensure your new home is a smart investment for years to come.

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ESSENTIAL HOME INSPECTION CHECKLIST

A general home inspection provides an excellent overview of the home's condition, but it doesn't evaluate every system in detail. For most Phoenix-area homes, we recommend several additional specialty inspections to help uncover potential issues before closing.

INSPECTION TYPE	PERFORMED BY	WHY IT'S IMPORTANT	TYPICAL COST
 General Home Inspection	Licensed Home Inspector	Evaluates the home's major systems, structure, plumbing, electrical, attic, roof (visual), appliances, and safety items.	\$350–\$500
 Termite Inspection	Licensed Pest Inspector	Detects termite activity and wood-destroying organisms, which are common in Arizona.	\$75–\$125
 Roof Inspection	Licensed Roofing Contractor	Evaluates roof condition, flashing, underlayment, drainage, and remaining life.	\$150–\$250
 HVAC Inspection	Licensed HVAC Technician	Checks refrigerant, airflow, drain lines, coils, electrical components, and overall system performance.	\$100–\$200
 Pool Inspection	Licensed Pool Contractor	Inspects pool equipment, plumbing, finish, lighting, heaters, automation, and safety features.	\$150–\$250
 Sewer Scope Inspection	Plumbing/Sewer Specialist	Uses a camera to inspect underground sewer lines for roots, cracks, offsets, or pipe failures.	\$175–\$300



ESTIMATED INVESTMENT

The cost of inspections varies with the inspection company, size of the home, age, and other factors. On average, most buyers invest around **\$1,000** for a complete inspection package.



FOR MOST PHOENIX-AREA HOMES, WE RECOMMEND:

- ☒ General Home Inspection
- ☒ Termite Inspection
- ☒ Roof Inspection
- ☒ HVAC Inspection
- ☒ Pool Inspection (if applicable)
- ☒ Sewer Scope Inspection, especially for homes built before 1995 or properties with mature landscaping



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SPECIALTY INSPECTIONS WORTH EVERY DOLLAR

Some inspections go beyond the standard and can help you avoid unexpected repair costs of \$1,000 or more.



TERMITE INSPECTION

Arizona's warm climate attracts termites and other wood-destroying insects. This inspection helps protect your home from hidden and costly damage.

TYPICAL COST
\$75–\$125



POOL INSPECTION

A pool inspection evaluates equipment, plumbing, filters, pumps, electrical, lighting, heaters, and safety features to ensure everything works properly.

TYPICAL COST
\$150–\$250



SEWER SCOPE INSPECTION

A camera inspection identifies cracks, blockages, root intrusion, and other issues below the surface before they become major problems.

TYPICAL COST
\$175–\$300



These inspections provide peace of mind and may help you avoid unexpected repair costs of \$1,000 or more.

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AFTER THE INSPECTION: WHAT HAPPENS NEXT

Once all inspections are complete, you'll review the reports and decide how to proceed. Here's a typical step-by-step process:



1. REVIEW THE REPORTS

Take time to read through each inspection report carefully. Your agent is here to help you understand any findings or concerns.



2. DECIDE HOW TO RESPOND

You have a few options:

- Accept the home as-is
- Request repairs or credits
- Request further evaluation
- Walk away (during the inspection period)



3. NEGOTIATE REPAIRS OR CREDITS

If you request repairs or credits, your agent will present a written request to the seller. The seller can accept, reject, or counter your request.



4. REPAIRS & RE-INSPECTION (IF NEEDED)

If the seller agrees to make repairs, they are completed within the agreed timeframe. In some cases, a re-inspection is recommended to ensure the work was done properly.



5. CLOSE WITH CONFIDENCE

Once any agreed-upon items are resolved, you can move forward knowing your new home has been thoroughly evaluated.



KEEP PERSPECTIVE

It's normal for a home to have some issues. The goal is to focus on safety, function, and major systems—not small cosmetic items.

YOUR AGENT IS YOUR ADVOCATE

I will guide you through the process, negotiate on your behalf, and help you make the best decision for your investment.

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WHAT HAPPENS AFTER THE INSPECTION?

Once the inspection is complete, you'll receive a detailed report outlining the home's condition.

BUYERS MAY



Request
Repairs



Request
Credits



Accept
As-Is



Cancel the
Contract



INSPECTION COST GUIDE

General Home Inspection	\$350–\$500
Roof Inspection	\$150–\$250
HVAC Inspection	\$100–\$200
Pool Inspection	\$150–\$250
Sewer Scope Inspection	\$175–\$300
Termite Inspection	\$75–\$125
Estimated Total	\$950–\$1,425+

HELPFUL INSPECTION TERMS

GFCI	A special outlet that helps protect against electrical shock.
TPR Valve	Pressure relief valve on a water heater that releases excess pressure.
Condensate Line	Drain line that removes moisture produced by your HVAC system.
Roof Flashing	Metal installed around roof penetrations to prevent leaks.
Expansion Joint	Allows concrete to expand and contract without cracking.



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USING INSPECTION RESULTS TO MAKE SMART DECISIONS

Your inspection reports give you valuable information. Here's how to use them to your advantage.



REVIEW & PRIORITIZE

Focus on major issues first, such as safety, structural, or costly repairs.



ESTIMATE COSTS

Work with your agent to understand repair costs and potential impacts.



NEGOTIATE STRATEGICALLY

Use the findings to negotiate repairs, credits, or adjustments with the seller.



UNDERSTAND WHAT CAN WAIT

Not every item needs immediate attention. Some improvements can be planned for later.



MAKE INFORMED DECISIONS

Use the full picture to decide if the home is the right fit for you and your future.



MOVE FORWARD WITH CONFIDENCE

Once all concerns are addressed, you can close knowing your investment is sound.



FINAL THOUGHTS

A home inspection is one of the most valuable tools in your home buying journey. It empowers you to make confident, informed decisions and helps ensure your new home is a smart investment for years to come.

I'm here to guide you every step of the way!



A thorough inspection gives you peace of mind and helps ensure your new home is a smart investment for years to come.

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Your Life.
Your Style.
Perfectly Matched.

SCAN TO CONNECT



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