CONSUMER-CENTRIC REAL ESTATE GUIDES

Home Inspection Prep Checklist

Prepare Before the Inspection Clock Starts — from The Arizona Home Inspection Guide for Buyers

Buyers who organize themselves before the inspection period begins are better positioned to complete desired investigations, obtain follow-up information and make a thoughtful contractual decision — without racing the deadline.

CONTRACT DEADLINE
Copy it exactly from your executed contract
DATE
TIME

SCHEDULED INSPECTION
Appointment date and start time
DATE
TIME

INSPECTOR
Name and Arizona certification number
NAME / CERT #
PHONE

Before You Begin — Buyer Inspection Readiness Checklist

- [ ] Contract deadline confirmed — know the exact inspection-period expiration in your executed contract
- [ ] General inspector selected and scheduled
- [ ] Inspector Arizona certification verified
- [ ] Seller disclosures reviewed — flag questions from the SPDS and related documents
- [ ] Specialty concerns identified — pool/spa, older roof or HVAC, additions, solar, sewer/septic, signs of moisture
- [ ] Property access coordinated with your agent
- [ ] Budget available for inspection and any specialist follow-up expenses
- [ ] Time reserved after the inspection for report review, specialist input and decision-making before deadlines expire

> Inspection expenses, availability and contractual deadlines vary by transaction.
> Always follow your executed purchase contract.

Questions for My Inspector

Write your questions before the appointment, then note the answer beside each one.

Prompts from the guide: What is the most significant finding in the report? Which findings need further specialist evaluation? Which systems were not inspected, and why? Are there areas the inspector could not access?

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