

HOME INSPECTION CHECKLIST

2026



BEFORE THE INSPECTION

Your agent should book the inspection within 24 to 48 hours of going under contract. In a competitive market, waiting hurts you. Get a licensed, independent inspector, not one your agent uses every time without question.

- ☐ Confirm inspection window in contract (usually 10-15 days)
- ☐ Book inspector within 24-48 hours of going under contract
- ☐ Get inspector license number, reviews, and sample report format
- ☐ Confirm what's included: general, roof, AC, pool, plumbing, electrical
- ☐ Ask: Does inspector carry E&O insurance?

DURING THE INSPECTION

Show up. Walk every room with the inspector. Take notes and photos. If you can't attend in person, get a video walkthrough. The written report will be long but your inspector's verbal commentary is where the real priorities land.

- ☐ Roof: Age, material, visible wear, flashing, gutters
- ☐ Attic: Insulation, ventilation, evidence of moisture or pests
- ☐ Foundation: Cracks, settling, water intrusion
- ☐ AC and HVAC: Age, last service, duct condition, output test
- ☐ Electrical panel: Age, breaker condition, any double-tapping or aluminum wiring
- ☐ Plumbing: Water pressure, shutoff location, water heater age
- ☐ Windows and doors: Seals, locking function, storm protection
- ☐ Floors and walls: Soft spots, staining, evidence of past flooding
- ☐ Appliances: Operating test on all included appliances
- ☐ Pool/spa (if present): Equipment, leaks, surface condition

AFTER THE INSPECTION

- ☐ Send repair request to listing agent within 48-72 hours
- ☐ Get bids from licensed contractors on major items before closing
- ☐ Confirm agreed repairs are completed before final walkthrough
- ☐ Do a final walkthrough within 24 hours of closing



READING YOUR REPORT

Quality inspectors flag everything from safety hazards to minor maintenance items. Not all findings are equal. Sort them into three groups before you send anything to the seller.

Category	How to Handle It
Safety hazards (electrical, structural)	Always request repair or credit
Major systems near end of life	Request credit toward replacement
Normal wear and deferred maintenance	Accept as-is or negotiate selectively
Cosmetic issues	Note for yourself, don't request in writing

6 RED FLAGS YOU SHOULD TAKE SERIOUSLY

Most inspection issues are fixable. Some aren't worth the risk. These are the items that should make you stop and think hard.

- ☐ Active water intrusion or fresh mold behind walls
- ☐ Foundation cracks with evidence of ongoing movement
- ☐ Whole-house rewiring needed (aluminum wiring in post-1970s home)
- ☐ Septic system failure or sewer line collapse
- ☐ Chinese drywall (common in FL homes built 2004-2008)
- ☐ No permits pulled for major additions (you inherit the problem)



HOW TO NEGOTIATE AFTER AN INSPECTION

Buying a home with a Vreeland Real Estate agent means having an expert negotiator in your corner. We regularly negotiate replacements and repairs for the following items based on the following observations:

- ☐ Roof: Age, material, visible wear, flashing, gutters
- ☐ Attic: Insulation, ventilation, evidence of moisture or pests
- ☐ Foundation: Cracks, settling, water intrusion
- ☐ AC and HVAC: Age, last service, duct condition, output test
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If you're working with someone else or buying solo, here's what we recommend..

- List 3 to 5 specific repair requests, not a dollar figure
- Prioritize: safety items first, major systems second, everything else last
- Give the seller a deadline to respond (48 hours is standard)
- Your agent will review seller's repair history in disclosure documents
- If seller refuses all repairs: weigh cost against your attachment to the house



Looking for a Florida agent to negotiate
for your home purchase?

Give us a call!

(813) 945-4826



Zillow **Preferred** agent partner



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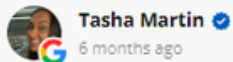
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450 Knights Run Ave # 2, Tampa, FL 33602
(813) 945-4826 | www.VreelandRE.com



Tasha Martin ✓

6 months ago



I submitted an inquiry regarding what I was qualified for and was contacted immediately. I was given helpful advice
[Read more](#)



Gaming with th... ✓

2 months ago



Called immediately as I put in a request. Super nice people! Great customer service.



Joshua Soto ✓

3 months ago



Great experience with their team, very knowledgeable and helped me all the way ... highly recommend 100%.



Douglas Dyer ✓

3 months ago



Very understanding and More than Helpful.



Asheton Shilts ✓

1 month ago



Very responsive and tentative to all my questions. Even did research on my behalf to answer some of my
[Read more](#)



Vic Rivera ✓

7 months ago



Responded so quickly! Had everything set up and ready to go within less than a day. Excellent communication and
[Read more](#)



ShahrulLadue ✓

February 12



Bought a Single Family home in 2024 in Arcadia gardens, Saint petersburg, FL.
Finding a second home in the vibrant city of St. Petersburg, FL, was a dream come true, all thanks to our exceptional
[Read more](#)



shermlinda ✓

August 28, 2023



Bought a home in 2023.
The process of purchasing a house from out of state was seamless. Being in New York State and wanting a home in Florida
[Read more](#)



Maui Tran ✓

November 7, 2019



Recommend nice group to



kalebmatthew... ✓

October 24, 2023



Prattville, AL.
Helped me out a lot and friendly, great for soft inquiries and if you don't want to effect your credit



C Rasnick ✓

2 months ago



Great team from start to



Alexandra M. ✓

February 17, 2021



Very fast response time.