






Tips on the Realtor's® Visual Inspection

Presented by Kelly G. Richardson, Esq.

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What you DO have to inspect

Residential 1-4

Reasonably accessible areas

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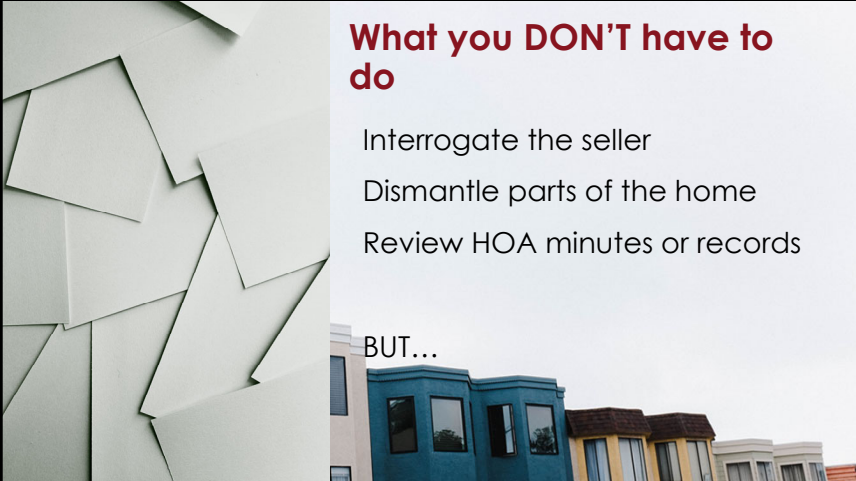
What you DON'T have to inspect

- Reasonably inaccessible areas
- Public records
- Areas off the property
- Common areas outside the unit (condo assns.)



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What you DON'T have to do

- Interrogate the seller
- Dismantle parts of the home
- Review HOA minutes or records

BUT...

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Pay attention

Square footage

Field v. Century 21 Klowden-Forness Realty (1998)

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“Visual” inspection

Use all your senses-

- Hearing
- Feeling
- Smell
- Vision

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Don't rush

Take your time

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**DIY:
Don't follow the home inspector**

Two heads may be better than one, but not if they're both looking at the same time.

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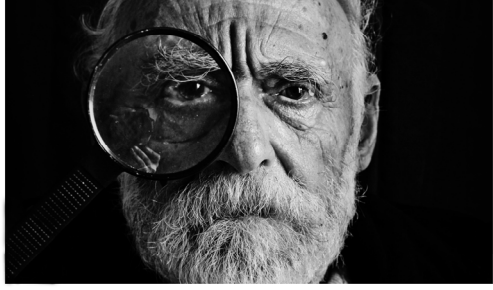
Inaccessible areas

- Note them in your notes
- Take a photo to document the area
- Ask seller for access

Remember, many inaccessible areas are only temporarily so

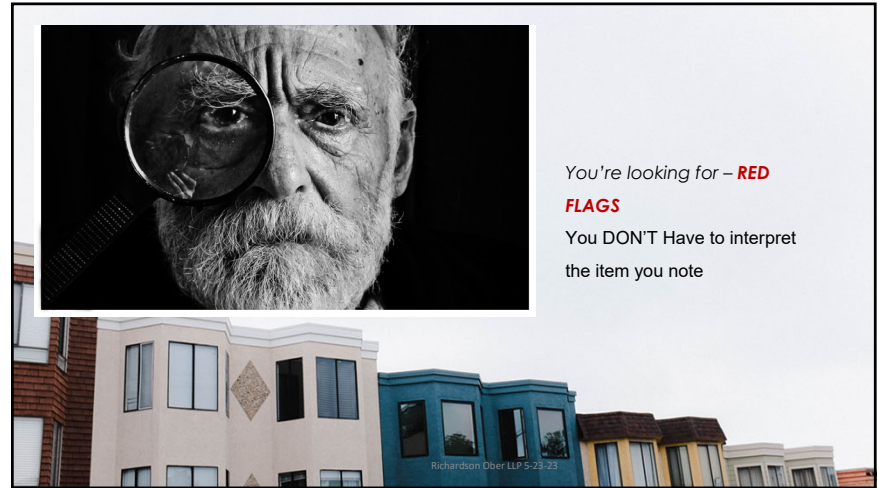
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*You're looking for – **RED FLAGS***

You DON'T Have to interpret the item you note



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After the inspection

Now take your notes, write up your AVID (and attachments)

Keep your notes and photos for 3 years minimum

[hopefully you'll never need them]



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THANK YOU ARCADIA AOR



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