

YOUR HOME INSPECTION

A short guide to the inspection process in the Homebuyer Program



As part of the purchase process in the Winnebago County Homebuyer Program, you will need to have at least two inspections completed: one by the Homebuyer Program, and another by a state-certified home inspector. Additionally, you may be required by the Homebuyer Program to have inspections completed by program partners, including the cities of Oshkosh, Neenah and Menasha, as well as necessary issue-specific inspections to assess for lead, asbestos, HVAC concerns, or other. This handout will review some of the requirements that you need to know.

THE WINNEBAGO COUNTY HOMEBUYER PROGRAM INSPECTION

Staff from the program will complete an inspection within 15 calendar days of your offer acceptance. The inspection will look for health and safety concerns, as well as general compliance with Housing Quality Standards. In addition, we will inspect for accessibility accommodations as needed by the homebuyer related to mobility or disability concerns. We will also inspect for concerns regarding the future condition and affordability of the unit (an example would be for adequate weatherization).

Part of your offer to purchase needs to include our offer addendum that lists a number of contingencies to your offer. This offers protection for you should the building not meet standards or if you become ineligible for funding.

THE STATE-CERTIFIED HOME INSPECTOR

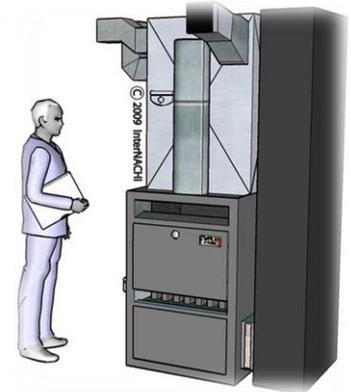
The home inspector provides one of the most valuable services to you as a homebuyer throughout this process. You will need to line up this inspector, and can obtain referrals from your realtor, your lender, or our program. Ask for a cost quote (generally between \$250 and \$500), and make sure that you are able to accompany the inspector through most of the inspection – we want you to KNOW and SEE what issues the inspector raises. This inspection will be the most thorough analysis of the home, and is essential at uncovering potential issues and important concerns.

You will need to provide the Homebuyer Program with a copy of this inspection.

ADDITIONAL INSPECTIONS

If you purchase in the cities of Oshkosh, Neenah or Menasha, you may be required by the Homebuyer Program to have the city complete an inspection. We pursue this partnership because the city will inspect for specific code issues, uncovering potential issues with the home that may result in later costs for you, home safety issues, or even difficulty in selling the home in the future. The greatest benefit of partnering with the cities is that they may be able to help fund the needed repairs to get the home up to acceptable standards. This funding is often in the form of a 0% deferred loan payable either at the 15-year mark (Neenah) or at time of sale / transfer of possession. This inspection and partnership is facilitated by the Homebuyer Program.

Accessibility needs related to mobility or disability issues can also require an inspection to properly identify what accommodations are possible, how they can be done, and an estimate of how much they will cost. The HA has partnered with Options for Independent Living to help guide these services using the best available technology at an affordable cost.



Additionally, you may need to have specialists complete inspections on specific areas of the home. For example, if your State Certified Home Inspector identifies a concern with the furnace, he/she may suggest that you have a HVAC (heating, ventilation and cooling) specialist determine the extent of the issue. These are determined on a case by case basis. Most often, these follow up inspections are arranged between you, your realtor, the lender, and the seller.

COSTS OF REPAIRS

Deficiencies cited during the process will generally be required to be remedied as part of the home purchase process - at least 90 days within closing date. As the homebuyer, you have several options:

1. Seek to have the seller fix this as part of the sale. Your offer was contingent on the inspection, and since the inspection came back with issues previously unaware to you, you can renegotiate to have these items paid for and fixed by the seller. Follow up confirmation would be required.
2. The Winnebago County Homebuyer Program may be able to assist in paying for required repairs. This process will generally reduce the available funding to help with down payment and closing costs.
3. Our partners may be able to assist with these costs, and will generally facilitate all contracting and payments. This is a preferred option if the seller won't fix the issues, you are eligible and funding is available.