BRYAN REALTY
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Your advocates. Your agents.®

OPENING DOORS *Together.*



YOUR MONTHLY GUIDE TO
HOMEOWNERSHIP, WEALTH & COMMUNITY

INSPECTIONS & APPRAISALS: KNOW BEFORE YOU CLOSE

TWO CRITICAL STEPS THAT PROTECT YOUR INVESTMENT AND YOUR PEACE OF MIND

Inspections and appraisals give you the information you need to make confident decisions and ensure the home is worth what you're agreeing to pay.

INSPECTIONS

Evaluating the Condition of the Home

A professional home inspection looks at the major systems and components of the home to identify any current or potential issues.

WHAT DOES A HOME INSPECTION COVER?

STRUCTURE
Foundation, walls, floors, ceilings, roof, and more

SYSTEMS
Electrical, plumbing, HVAC, water heater, and more

INTERIOR
Doors, windows, walls, ceilings, stairs, and more

EXTERIOR
Siding, drainage, gutters, grading, and more

APPLIANCES
Kitchen appliances, laundry, and built-in appliances

SAFETY
Smoke detectors, railings, GFCIs, and more

WHAT HAPPENS AFTER AN INSPECTION?

- You'll receive a detailed report of the findings.
- You can ask the seller to make repairs.
- You may negotiate a credit at closing.
- You can walk away within your inspection period and receive your earnest money back.

THE PROCESS AT A GLANCE

1. UNDER CONTRACT
You go under contract on your new home.

2. INSPECTION PERIOD
You schedule inspections and review the results.

3. APPRAISAL ORDERED
Your lender orders an appraisal to confirm value.

4. REVIEW & DECIDE
Review all information and move forward with confidence.

5. CLOSING
Once everything is satisfied, you close and get your keys!

APPRAISALS

Confirming the Value of the Home

An appraisal is an unbiased estimate of the home's market value completed by a licensed appraiser for your lender.

WHAT DOES AN APPRAISAL CONSIDER?

COMPARABLE SALES
Recent homes sold in the area that are similar to the property

HOME CONDITION
The size, age, condition, and features of the home

LOCATION
Neighborhood, schools, amenities, and overall market trends

CURRENT MARKET
Supply and demand in today's marketplace

WHAT IF THE APPRAISAL IS LOW?

If the appraisal comes in lower than the purchase price, you and your agent can:

- Negotiate a lower sales price
- Request the seller cover the diffeence
- Bring additional cash to closing
- Walk away if financing isn't possible

KEY THINGS TO REMEMBER

PROTECT YOUR INVESTMENT
These steps help ensure you're making a sound financial decision.

TIMING IS IMPORTANT
Inspections and appraisals happen during specific timeframes in your contract.

USE THE RIGHT EXPERTS
We connect you with trusted, experienced professionals.

ASK QUESTIONS
We're here to explain the process and help you understand every detail.

HOW IT BENEFITS YOU

- Avoid costly surprises
- Negotiate with confidence
- Ensure the home is worth your investment
- Meet lender requirements for financing
- Move forward with peace of mind





WE'RE HERE TO GUIDE YOU EVERY STEP OF THE WAY

At Bryan Realty Group, we help you navigate inspections, appraisals, negotiations, and everything in between.

- Trusted vendor recommendations
- Expert negotiation support
- Clear communication every step of the way
- Protecting your investment
- Making the process simple and stress-free

Your future. Your wealth. Let's build it together.

We open doors to more than homes—we open doors to opportunity.

WHETHER YOU'RE BUYING YOUR FIRST HOME, INVESTING IN A RENTAL, OR GROWING YOUR PORTFOLIO, *we're here to help you open doors to wealth.*

Let's create a plan for your financial future—together.

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