

Home Inspectors' Standard Report Statements

What to do about the Report Findings

#1 (*Negotiate - Insist on Licensed Professionals*)

The purpose of this inspection is to determine for you, the buyer, the general condition of the home. The report is not intended to be a repair list for the seller; however, at this point in the home buying process, you may be considering negotiating some repairs with the seller of the home. We are often asked to return to the property to inspect these repairs.

This is a service we do provide, however, it is an expense which can often be avoided by insisting that the repairs are performed by licensed contractors and that receipts are provided to you by the seller.

This gives you a measure of confidence that the repairs are up to current standards, that there is some guarantee of quality and that you have some recourse in the event of poor workmanship.

All too often, I find homeowner or handyman repairs that are substandard, prolonging the closing and generally creating mistrust and bad feelings. Although the repairs may be a bit more expensive for the seller, insisting on licensed contractors (and receipts) protects the seller as well as the buyer.

#2 (*Findings are the Personal Opinion of the Inspector*)

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the Inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only.

#3 (*Re-evaluate everything with a Licensed Professional*)

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow.

#4 (*Delay the sale if necessary*)

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

#5 (*This is written on every finding in one form or another*)

Recommend further review and correction by a Qualified Licensed Contractor.

Simplified:

These are examples of what your Potential Buyers will be reading on their Inspector's Reports.

- "Use the report for negotiating"
- "Do everything the most expensive way possible"
- "Everything is an opinion" (from a questionable source)
- "Delay the Sale"