



# Your Best & Safest Choice

## Why I'm not specific

When I'm not specific about where a problem is, it is not because I'm trying to be obstinate or that I didn't make notes about your home. There really is some logic about the method to my madness.

When I am specific about a problem, it is because the problem is not common and is not expected to re-occur once it has been resolved. An example of being specific would be when I state that the hot water faucet in bathroom three did not work. When that is corrected, it is not expected to re-occur in the near future, and such an abnormal condition is not common and is not to be expected to exist at the same time in the other bathrooms.

An example of not being specific would be when I state that corrosion was present on the water supply lines, valves, and drainage pipes in sink cabinets. I typically would not note what specific sink because corrosion is so common that it could be present at the water supply lines, valves, and drainage pipes in all sink cabinets by the time you move in. Again, it is a very common condition. Additionally, especially in a furnished residence, I usually can't see many of the common problems because they are obscured by furnishings; storage, etc. ([click here](#) to read "Home inspectors as movers").

When I am not specific, it is my goal to force you to examine all similar areas when you move in (or as soon as all furnishings have been removed) and then take appropriate action for the conditions described generally in my report and which you might see upon your inspection of similar areas. I realize that at times this can be confusing or frustrating to you, so if you have any questions about me not being specific, please [contact me](#). It doesn't do you or me any good if you're sitting in your home confused, frustrated, wondering, or blaming me for missing something.

If you are requesting repairs of the seller for an item on which I was not specific, I believe your request should use the term "all." For example, instead of requesting that the screen window in bedroom three be replaced ([screen windows are easily damaged during move-out](#)), request that "all screen windows be present and undamaged at close of escrow," or something similar. If you plan on preparing a list of requested repairs for the seller, consult with your Realtor for help. And again, don't be afraid to [contact me](#). I am here to help you understand your new home.

If you have any questions about anything, simply [contact me](#).