



Your Best & Safest Choice

Property inspection report

The primary objective of a property inspection is to provide you with general information about the home and information about any major defects before you buy it. All homes have defects; the perfect home does not exist. Home buyers often incorrectly view an inspection report as a mandatory repair list for the seller. The fact is that sellers are not required to produce a flawless house. They have no such obligation by law or by contract; therefore, most repairs are subject to negotiation between the buyer and seller. Typically, buyers will request that various conditions be repaired before the close of escrow, and sellers will usually agree to some of those requests. But with most building defects, sellers make repairs as a matter of choice, not obligation, in order to foster good will or to help accomplish the sale. Sellers can refuse any repair demands except where requirements are set forth by state law, local ordinance, or the real estate purchase contract. Legal obligations include carbon monoxide detectors for bedrooms and smoke detectors in specified locations. Purchase contracts usually stipulate that fixtures be working, that windows not be broken, and that there be no leaks in the roof or plumbing.

Before you make any requests of the seller, try to evaluate the inspection report with an eye toward problems of greatest significance. Look for conditions that compromise health and safety or involve potential or active leaks in the plumbing or the roof. Most sellers will address problems affecting crucial areas or items (roof, electrical, plumbing) and expensive items (furnace, water heater). Please consult with your Realtor if you intend to ask the seller to repair any items. If you have any questions about any item in your property inspection report, please [contact me](#).

You should realize that an inspection is not designed to prevent breakdowns, water leakage, malfunctions, and maintenance requirements of structural and mechanical components in and around the home. [It is not a guaranty, a warranty, or insurance](#). I can assure you that most of the [things that go wrong after the inspection](#) are simply a normal part of home ownership. As the home ages, increasing numbers of breakdowns and escalating expenses should be anticipated. A regular checkup and maintenance routine will help extend the longevity, appearance, and overall value of your home and its components and systems.

I am available for [regular maintenance inspections](#). Simply [contact me](#).

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