

THE PURPOSE OF A HOME INSPECTION

The inspector's role is NOT to identify a complete repair list for the seller of the home, nor is it the seller's obligation to repair any problems discovered by the home inspector. The inspection report is not a mandatory repair list for the seller. Keep in mind the sellers are not required to present a flawless home. The purpose of a home inspection is to look for any health & safety issues. A skilled Realtor® is valuable during the inspection phase and any possible negotiations with the seller.

If you are purchasing a brand-new home, it is always advisable to have a professional home inspection as well. With a newly constructed home, repair requests for cosmetic defects can be of more importance than it would with an existing home. You have paid for a brand-new home so your expectations regarding cosmetic defects would be higher than when purchasing an existing home.

Keep these things in mind regarding inspections:

- No home is perfect
- Not all problems are discoverable until one has lived in the home. Not all problems can be uncovered during a 3-hour inspection
- Maintenance costs are normal and should be a part of a buyer's budgeted expenses for homeownership
- Minor things may be missed
- Contractors may contradict each other and the home inspector (E.g. inspector says with minor roof repairs will last a few more years and roofing contractors say the roof needs replacement)
- Keep in mind the "Last Man in Theory" – some contractors may be reluctant to make repairs as he may fear if he is the last person to work on the roof and it leaks, he will get blamed regardless of whether it is his fault. Consequently, a minor repair could represent high liability where as a re-roof could significantly reduce that liability.
- You may hear a contractor say, regarding a home inspection, "I can't believe they didn't find this." Here are several reasons why this could happen:
 - Conditions during inspection may have been different. Perhaps there was snow on the roof, seller's may have had storage items blocking access or visual inspection of parts of the home, the furnace or A/C couldn't be turned on during the inspection
 - Hindsight is 20/20, easy to have when the problem occurs
 - Inspections take a few hours not days so time available to inspect everything is limited
 - Inspectors are not specialists, they are generalists.
 - Problems are often not apparent until carpet, plaster, fixtures cabinets etc. are removed. A home inspection is a visual examination not an invasive one
 - Home inspections are designed to improve your odds, but they do not eliminate all risk