

# YOUR HOME INSPECTION REPORT



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*\*adapted from Spectora Inspection Reporting software*

## **Tips to Get the Most out of Your Inspection Report:**

- **Take a deep breath** – remember that **no house is perfect** and what you're feeling is totally normal.
- **Read the whole report** so that you get the whole picture and there are no surprises.
- **Put time into learning about your home**, especially the major systems & components.
- **Focus on the Major Concerns & Safety Items**
- **Focus on the most important items to you and negotiate for those.** It will be tempting to ask for the medium and minor items on the report, but this is a fool's errand in most cases. In this seller's market, you may not get the seller to pay for much due to how low the inventory is.
- **Research and Ask opinions.** Your agent is an excellent resource or contact your inspector with questions.

## **Additional Tips:**

- It's normal not to know what X repair or Y maintenance item will cost.
- Utilize your agent and home inspector first. Use Google, with caution, to help you learn about the typical cost and effort involved in common home inspection findings. We all know there's a lot of good info on the web, but there's also plenty of bad information and advice. Additionally, the cost and nature of some repairs can be very different from region to region.
- Try to resist the feeling that you have to fix everything before moving in.
- Most of the items on a home inspection report **you can live with.** You'll gradually upgrade over time and prioritize.