

## *Seven Ways to Use a Home Inspection Report*

In random order, here are seven different ways in which a home inspection report can be used by parties to a real estate transaction for mutual advantage and benefit.

1. **Buyers** can consider the reported conditions of the home's systems to determine their ability to afford and maintain the property. A home with a 12-year-old water heater, an 18-year-old furnace, and a 25-year-old composite-shingle roof is going to need some costly investments in the near future.
2. **Buyers** can sometimes use information regarding undisclosed defects to negotiate the **seller's** action to repair the defect(s) or adjust the asking price for the home.
3. **Sellers** can obtain a home inspection and use the report to disclose known defects to potential buyers.
4. **Sellers** can obtain a home inspection and use the report to identify and correct significant defects that could interfere with a buyer's desire to submit a contract to buy the property.
5. **Buyers** can use the inspection report as a punch list (or to-do list) for maintaining the property after purchase.
6. **Buyers/Sellers** can use the report to communicate to contractors the nature of the defect(s) to obtain estimates for repair or to arrange for repairs or replacements.
7. **Buyers** can sometimes use the inspection report as a means to withdraw from the contracted agreement to purchase the home when certain types of undisclosed defects are reported.

**Buyers and Sellers** should consider obtaining inspection reports only from professional, full-time home inspectors. Builders and contractors who generate inspection reports often use them as marketing tools and as a means to generate business for maintenance and repairs. Doing so is a conflict of interest, so their reports do not always represent the actual conditions of the property. Always use home inspectors who abide by a Code of Ethics and Standards of Practice, and who continually upgrade their knowledge and skills with regular Continuing Education courses.

**Please contact us with any questions you may have in your Real Estate journey!**

**Your Friends at ASPEC,**



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