

Notes From A Home Inspector

Explain & Reenforce what a home inspection is for.

Most RE agents understand what a home inspection is for and what a home inspector is responsible for. Some agents believe a home inspector should be inspecting items typically not part of a home, such as a washer and dryer. If the item is not built-in or is not “Real Estate” it’s not inspected. Example: built-in aquariums. Granted there are some inspectors that may have some experience with items, but it would be the exception.

Adversarial RE agents. I wish all RE agents understood that professional home inspectors are not there to argue or make the sale difficult. Our client deserves our attention, professionalism, and the information needed to maintain the home.

Ready a Home for an inspection. I wish the seller and their RE agent would get the home ready for the inspection. (i.e. tidy up and store items out of the way of a home inspector.) Ready access to the electrical panels, water main or other built-in appliances is appreciated by all involved in the home buying purchase. Best not to try to hide defects from a home inspector dismissing them as ‘housing cleaning’ or ‘minor maintenance’. A favorite of mine: putting an area rug over a rotted or missing floor which can be dangerous to the unsuspecting.

Getting a home ready for an inspection also helps make the home safe for the potential buyer and the home inspection.

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RE agents should attend their buyer's inspection. Some RE agents are so busy they tell their client when the inspection will be and that they "will try to make it." RE agents can help potential buyers understand what's going on during an inspection and answer questions about negotiating with sellers.

Not all RE agents have the same or most correct information.

There are RE agents who are used to a particular home inspector. The information that inspector disseminates may not be current or correct. For example, one of the most misunderstood information concerns Radon Testing. Radon Testing in some States now require some education and/or certification. This helps 'standardize' radon knowledge and information. When incorrect information is passed along it is usually because missing info was taken for granted or assumed it is already known. RE agent unknowingly pass along incorrect information to their clients. It makes for a rough road when someone else who has training with radon testing tries to explain how testing is properly done.

RE agents who get involved in inspections. RE agents should not touch or test any items in an unfamiliar home, especially when the inspector is not in the area. There are many times when something in the home has been shut off or turned on without knowing what a switch is connected to. The blame for something not working after an inspection is placed on the home inspector. Also, the agent or clients should stay with the home inspector to avoid issues with the sellers belongings of the seller. If something is missing, broken, or misplaced: it is often blamed on the inspector.

Explanations for defects. Some issues discovered during the inspection can be very expensive to fix or hazardous. Some Re agents or even the seller will say when the buyer is present that the defect has been there a long time, is not that important or doesn't need to be fixed.

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