

Home Inspection Reality Checklist

Remember: The goal is to understand the home - not rebuild it!

What to Expect

- Inspectors will find *something* in every home - even new builds
- The report may look long or overwhelming - that is normal
- Many items are maintenance, not deal-breakers

Common Findings (Don't Panic)

- Dripping faucets or running toilets
- Loose outlets, light switches, or handrails
- Minor roof wear or missing shingles
- Gutter cleaning/repairs
- Cracks in drywall or driveways (normal settling)
- Old water heater, furnace, or AC nearing end of life

Bigger Concerns to Review Closely

- Major roof leaks or structural issues
- Foundation problems
- Electrical hazards such as exposed wires or outdated panels
- Plumbing leaks in walls or crawlspaces
- Mold or pest infestations

How to Handle Results

- Focus on safety & big-ticket items first
- Don't sweat every cosmetic or minor repair
- REMEMBER: No home is perfect
- Use your home inspection as a tool for negotiation - not a "fix everything" list

Our job is to guide you through what matters most so you can make an informed decision.