

# 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

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## 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

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## 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- ☐ Electrical hazards such as exposed wires or outdated panels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

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## 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

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