



Tip Of The WEEK

DC HOME - REPORT OVERVIEW

VERBAL OVERVIEW

A recent survey of over 200 local Realtors found there were discrepancies in what the clients heard during the inspection and what was written in the report.

It's in the Report...

Over the years we've found that the buyers only hears what they want to hear and retains very little of what the inspector really said during the inspection. Somewhere down the line, the translation got misconstrued or exaggerate to a point where deals are broken.

As a professional home inspector, I battle this misconception almost daily. The buyers want more details, the sellers refuses to acknowledge the problem, and the Realtors no longer want to know about any defects found. And to make matters worse, an another contractor will aggravate the situation by trying to show they know more than the home inspector when in fact they are just trying to get additional work for themselves.

A home inspection is a combination of many things that tell the whole story. Sometimes, we don't even know the extent of the problem or defect until it is all put together in the written report.

Following along with the inspector during the inspection is recommended and a good idea, but every aspect of the home can not be adequately addressed verbally at the time of the inspection.

Therefore, it is our policy (and part of the provided contract) that the clients read the entire report and call the inspector with any questions. The report is the final word in the home inspection and should be thoroughly reviewed when completed.



REPORT