

Making Sense of Your Home Inspection Report

A home inspection report provides an objective assessment of a property's condition, identifying any concerns that may need repair or further evaluation. The report serves as a valuable resource for buyers, sellers, and real estate professionals, providing clear insights to educate about the property, empowering those involved to make informed decisions during the purchasing process.

BREAKING DOWN THE HOME INSPECTION REPORT

STRUCTURE

Reports are typically divided into sections covering major areas such as the foundation, roof, electrical system, plumbing, HVAC, and more. Each section provides detailed observations, highlighting potential concerns and offering recommendations for maintenance or repairs. Our reports even include a summary section to outline key concerns at a glance.

TYPES OF FINDINGS

Inspectors categorize concerns based on severity—such as minor maintenance concerns, recommended repairs, and significant defects that require immediate attention. The report uses clear indicators to differentiate between routine upkeep, potential concerns, and critical safety hazards.

VISUAL INSPECTION

The report is based on a non-invasive, visual inspection, meaning inspectors do not open walls, remove flooring, or test hidden components. The inspection is limited to what is accessible and visible at the time of assessment. If an issue is suspected but not confirmed due to these limitations, further specialized inspections may be recommended.

PHOTOS & NOTES

The report includes images and detailed notes to clarify findings and highlight any concerns. These visual references help buyers and real estate agents understand the scope of any concerns and make it easier to discuss potential repairs with professionals or negotiate with sellers. High-quality images provide clear documentation of concerns, making them easier to address.

RECOMMENDATIONS

Inspectors may suggest further evaluation by specialists (e.g., an electrician for wiring concerns or a structural engineer for foundation concerns). While home inspectors provide a broad assessment, they do not perform in-depth diagnostics on specific systems. If significant concerns are found, buyers should schedule follow-up evaluations before proceeding with the purchase.

AS A HOME BUYER, HOW CAN I USE THIS REPORT?

1. REVIEW THOROUGHLY

- Read through the report carefully to understand the overall condition of the home.
- Pay attention to key findings, especially safety hazards or major system failures.

2. PRIORITIZE CONCERNS

- Distinguish between minor cosmetic concerns and serious structural or safety concerns.
- Focus on necessary repairs that could impact livability or lead to costly fixes later.

3. REQUEST REPAIRS OR NEGOTIATIONS

- Use the report to negotiate with the seller—request repairs, ask for a price reduction, or request seller concessions.
- Provide the seller with specific sections of the report to support your requests.

4. PLAN FOR FUTURE MAINTENANCE

- The report can serve as a roadmap for home maintenance, helping you anticipate future repairs and upkeep.

5. CONSULT PROFESSIONALS IF NEEDED

- If the report suggests further evaluation, consult specialists (e.g., a foundation expert or HVAC technician) to assess potential concerns before finalizing the purchase.

6. MAKE AN INFORMED DECISION

- Weigh the report's findings against your budget and homeownership goals.
- If significant concerns arise, consider whether you're willing to take on the repairs or if it's a deal-breaker.



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