



AUGUST 2009 NEWSLETTER

WHAT REPAIRS REALLY NEED TO BE MADE?

Professional home inspectors give an unbiased review of a home. If a home needs repairs, it does not mean that it "failed" the inspection —it only means it needs repairs.

What is the purpose of a professional home inspector's report? Prospective home buyers often mistake an inspection report for a mandatory repair list for the seller. A fact that all Realtors®, sellers, and home buyers must understand is that sellers are not required by law or contract to fix repairs suggested by the home inspector.

Home inspectors conduct a thorough visual examination of the home's structure, including the foundation and roofing systems. They check heating and cooling equipment, plumbing fixtures, and electrical outlets and fixtures. Doors and windows are opened and closed. Suggested repairs are then listed.

Buyers and sellers can usually negotiate repairs. Before a home buyer demands any repairs, he or she should carefully read the home inspector's report. Conditions that jeopardize health or safety, or leaks, should be addressed with the seller. Most sellers will fix these problems and others concerning the roof, fireplace, gas burning fixtures, or electrical wiring.



However, sellers may refuse to make any repairs except those that are mandated by state law, local ordinance, or the real estate purchase contract.

Contracts usually state that fixtures must be in working condition at the close of escrow, that windows must not be broken, and that there are no existing leaks in the roof or plumbing. **No home is perfect.** The purpose of a home inspection report is to let the home buyer know about any **significant defects** in the home before closing escrow.



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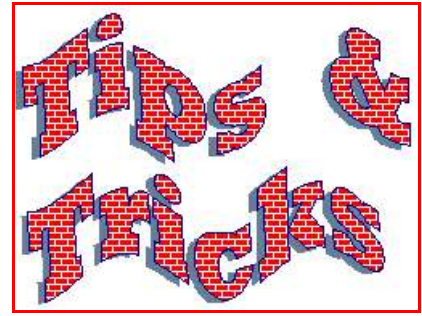
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Tagging Shut Off Valves

Here is great advice to pass onto your clients so they can avoid damages from unexpected emergencies! Recommend that your clients tag the following systems for the house:

1. Main water shut-off for the water system.
2. Water shut offs for each plumbing fixture.
3. Clean outs in the sanitary waste lines.
4. Electrical distribution panel ledger should list the location of all circuits.
5. Shut-off for the gas main.
6. Shut-offs and pilot lights on each gas appliance.
7. Valves from the oil tank.
8. Septic tank lid, distribution box, and leaching field.
9. Main electrical disconnect, if separate.
10. Emergency heater shut off.



Damaged Plaster

Removing old plaster is a very messy job, with a lot of dirt and dust flying about. To reduce the amount of cleaning up to do afterwards, cut two holes in a large trash bag and pass your arms through them. That way, the bag will catch most of the debris as you take it out. This works especially well when removing plaster from a ceiling.

Flexible vacuum

To get something out of a heat register or under the fridge add an empty paper towel roll or empty gift wrap roll to your vacuum. It can be bent or flattened to get in narrow openings.

Door trimming

When trimming the top or bottom of a door, plane from both ends towards the center to avoid splitting the end grain.

Easy Deviled Egg

Put cooked egg yolks in a zip lock bag. Seal, mash till they are all broken up. Add remainder of ingredients, reseal, keep mashing it up mixing thoroughly, cut the tip of the baggy, squeeze mixture into egg. Just throw bag away when done easy clean up.

HOME INSPECTION NIGHTMARES!



Bag It

When I flushed the toilet, it made a growling noise. I pulled the tank top and discovered someone had used an old grocery bag to repair the fill valve. I guess he couldn't afford the \$1.99 repair kit.

Tennis, Anyone?

First, it was a grocery-bag-toilet-filler valve repair, now it is a tennis-ball-filler valve repair.



courtesy of the ASHI Reporter