

Home Inspection Myths & Misconceptions



The inspection is pass/fail.

Home inspectors do not determine whether a house passes or fails. They evaluate the condition of a home and report on defects. Ultimately, it is up to you to decide whether to buy the house.

Home Inspectors determine if a house is up to code.

Inspectors are looking for defects that could affect the safety of your family or the value of your home. Code inspections, on the other hand, look for compliance with certain building standards. Just because something is not up to code, does not inherently make it a home inspection defect.

The seller will repair every defect the home inspector finds.

While the inspector's report can be used as a negotiating tool, sellers are not obligated to make any repairs if your agent is using an as-is contract. Note: If negotiating over repairs, focus on issues that could be costly to fix.

New construction homes don't have to be inspected.

New construction homes can have serious defects that could be costly to repair. Problems occur when a builder cuts corners, manufacturer's recommendations are not followed or workers simply make mistakes.

Home Inspectors determine the value of a house.

The focus of the home inspection is the condition of the home; an appraiser determines a fair market value.

Home Inspectors check for termites.

In Florida, termite inspections have to be performed by a pest control company.

Source: Cristhian Perez is a licensed home inspector at Home Check Inspections, homecheckfl.com



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