

PROFESSIONAL STANDARD
HOME INSPECTION

What Do Home Inspection Findings Actually Mean?

You just received your inspection report. It's detailed. It has photos. And it might feel like a lot.

Take a breath. This is normal.

A thorough inspection report isn't a list of reasons not to buy a home. It's a roadmap. It tells you what's going on with the property, what needs attention, and what you can plan for down the road.

Here's how to read it without getting overwhelmed.

Not All Findings Are Created Equal

One of the first things I want every buyer to understand: findings come in different sizes.

Some items in your report are safety concerns that we recommend to be addressed before you move in. Others are routine maintenance items that any homeowner deals with over time. And some are just observations, things I noted so you're aware, but that don't require any immediate action.

Think of it in three buckets that match the colors in your report:

Bucket 1, Red: Major or Safety (Act Now)

These are safety or structural issues that need attention soon. Things like exposed wiring, a failing water heater, significant roof damage, or evidence of active water intrusion. These are the items worth discussing with your agent before closing.

Bucket 2, Orange: Moderate or Corrective (Plan For It)

These are items that aren't urgent today, but will need attention. An aging HVAC system, worn caulking around windows, or a deck that needs resealing. These may need an industry professional for evaluation or correction. Good to know, and good to budget for.

Bucket 3, Blue: Maintenance or DIY (Just So You Know)

These are observations. Minor cosmetic issues, small maintenance items, or things that are simply typical for a home of this age and style. They're in the report for completeness, not because they're problems.

What the Photos Are Telling You

Most findings in your Spectora report come with photos. Here's how to use them:

- Location: the photo shows you exactly where the issue is in the home
- Context: you can see how significant it looks in real life, not just in text
- Documentation: if you're negotiating repairs, these photos are your evidence

Don't just read the text. Look at the photos. They tell the story.

The Words Inspectors Use (And What They Actually Mean)

Inspection reports have their own vocabulary. Here are a few terms you'll likely see:

- "Recommend evaluation by a licensed contractor": I found something that needs a professional's eyes. This doesn't mean it's catastrophic. It means get a quote.
- "Deferred maintenance": This has been neglected over time. Not necessarily a deal-breaker, but it adds up.
- "Aged": This system or component is aging out. Plan to replace it in the next 1 to 5 years.
- "Monitor": Keep an eye on this. It's not urgent now, but check it again in 6 to 12 months.
- "Functional but...": It works, but there's a condition worth noting.

When in doubt, call me. I'm happy to walk through the language with you.

Should You Ask for Repairs?

That's a conversation between you, your agent, and the seller, and it's not my call to make. But here's how I'd think about it:

Focus on the big stuff. Safety issues and major systems (roof, HVAC, electrical, plumbing, foundation) are worth negotiating. Cosmetic items and minor maintenance usually aren't.

Get contractor quotes first. Before you ask for a repair credit, know what it actually costs. A licensed contractor can give you a real number, and that number is your leverage.

Use the Repair Request Builder. If your agent uses the tool built into your Spectora report, they can pull specific findings into a clean, professional document for the seller. It makes the negotiation process a lot smoother.

A Finding Isn't a Failure

I want to say this clearly: every home I inspect has findings. New construction. Older homes. Homes that look perfect from the street. All of them.

A long report doesn't mean a bad house. It means I did my job thoroughly, and now you have the information you need to make a smart decision.

My goal is never to kill a deal. It's to make sure you walk into your new home with your eyes open.

Still Have Questions About Your Report?

After you've read through everything, reach out. I'm always happy to get on a quick call and talk through what you're seeing. That's part of the service, not an add-on.

Call or text: 316-303-4266
Email: **David@ProInspectionsKS.com**
Online: **www.proinspectionsks.com**

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