

Re-inspection and Repair Guidelines

Reinspection and Repairs after a Home Inspection

Because of the detailed nature of our home inspections, you will be likely be provided with a list of defects that may include relatively minor issues and/or major structural and life safety issues that should be addressed. With our report in hand, you can work with your real estate agent to negotiate your approach to repairs. We have put together the following suggestions based on our experience to help you best navigate repairs and the re-inspection process. Ultimately, it is up to you and your real estate agent to determine the best way to proceed, but these suggestions can help you make this process smoother.

Don't ask sellers to make repairs!

If you ask the seller to make the repairs, it is in their financial self-interest to make the repairs as inexpensively as possible. We have done an enormous number of re-inspections when buyers have requested the sellers to make repairs and have found that most repairs were not done correctly (or were not done at all). Cheap and easy fixes will not address concerns brought up by your inspector and may leave you with a false sense of security.

There is also a cottage industry of unscrupulous contractors that do “home inspection repairs” and charge sellers large amounts of money for “repairs” that are rarely done right, leaving both the buyer and the seller feeling cheated.

If you do request repairs, make certain that you understand the problem completely.

Our reports will identify defects in non-technical and straightforward terms. If you don't understand why a defect has been highlighted, make sure to ask your inspector before writing up your repair addendum. Since the inspector will want to review your report before responding, sending your inspector an emailed question works best so they can respond when they get back to the office.

If requesting repairs, require that all work be completed by licensed, bonded, and insured contractors.

Having repair work done by a licensed contractor does not guarantee a proper repair, but you are much more likely to get an acceptable repair than if an unlicensed person does the work. Bonding

and insurance requirements also will give you additional safeguards in case something goes wrong. Requiring permits, when necessary, adds additional layers of accountability to the process. Require receipts and photos to document that the work has been completed.

Be specific in your request for repairs from the seller.

A poorly worded repair request can easily be circumvented to minimize expenses to the seller. Take time with your agent and call out the exact nature of the repair as you like them addressed. This specificity will help minimize communication problems and will give you the best results in a limited time frame. The repair addendum is a legal document — make sure it is clearly written and identifies the specific repairs requested in clear and unambiguous language.

If you have repair requests, allow sufficient time to schedule a Reinspection.

You should not feel pressured to accept a two-day reinspection period. This can make scheduling a reinspection difficult and may leave you without time to have someone properly review the repairs. It often takes weeks for repairs to be made — requiring you to approve of the repairs within two days is not fair and should not be accepted.

Get estimates prior to the completion of your negotiations for all repairs.

To know how much funding to ask in lieu of repairs, you and your real estate agent should get multiple bids from contractors for all the issues identified in your report. Bids can vary wildly, so multiple bids from contractors trusted by your real estate agent can help you best prepare for this process. Also, be wary of any contractors that try to alarm you — especially when they are proposing very expensive repairs. Unscrupulous contractors can take advantage of an already stressful time by pushing unnecessary repairs. Multiple bids will help mitigate this problem as well.

If the guidelines above are followed, a re-inspection by a home inspector may not be necessary. Having repairs funded rather than completed prior to the completion of the sale will give you more control over the quality of the repair and will give you additional safeguards and protections. Owning a home is a big responsibility, so this is an opportunity to hit the ground running while addressing issues uncovered in your home inspection.

Negotiating repairs and making sure the home is fixed properly can be a contentious process. As unbiased home inspectors, we are in the unique position of having no financial incentive in the outcome of the re-inspection results.

Procedures for a Reinspection:

Please note 6-week limit. Because the conditions in a home can change drastically from the date of the original inspection, we do not perform re-inspections for any home greater than 6-weeks after the original inspection.

1. If a reinspection is requested, please email info@prisminspections.com with a requested time frame and a *detailed list of the repairs*. This is very important, because we need to know what defects are scheduled to be repaired. We cannot schedule a re-inspection without this information.
2. Give your inspector time to schedule a reinspection. Re-inspections time frames are negotiable, so it is important to give yourself and your inspector enough time to properly schedule a reinspection. Again, do not be pressured into accepting a two-day reinspection period.
3. A reinspection on average will take an hour depending on the number of defects and repairs that need to be inspected. The more problems that we requested for repair the longer the process may take.
4. Re-inspections are \$175 per visit.
5. As a prerequisite to our company performing a reinspection, the following criteria MUST be met:
 - a. A LICENSED CONTRACTOR that specializes in the trade or component being repaired and/or replaced, MUST perform the repairs, replacement, or other work on any MAJOR COMPONENTS and/or SPECIALIZED SYSTEMS. For example: roofing repairs must be made by a licensed roofer; foundation repairs must be made by a licensed foundation contractor; electrical repairs must be made by a licensed electrician, plumbing repairs must be made by a licensed plumber, fireplace or chimney, repairs must be done by a CSIA Chimney Sweep, etc. **
 - b. The licensed contractor MUST provide receipts that clearly indicate the scope and type of all repair work performed; the type and quantity of material used; and a full description of the work that was done (not just furnace serviced & repaired).
 - c. The licensed contractor MUST state in writing whether the repair work is warranted and if so, for how long, and what the warranty covers.
 - d. The licensed contractor MUST state in writing if the warranty is transferable to the new owner and if the same terms convey to the new owner.
 - e. ** (Due to the safety risks and the liability involved both to the new owner and to us, we do not reinspect repairs to MAJOR COMPONENTS or SPECIALIZED SYSTEMS that were performed by unlicensed contractors, homeowners, or amateur contractors).

When the above conditions have been met and a re-inspection is scheduled and carried out, the customer agrees that the same limitations, parameters, terms, and conditions that were outlined in the original Inspection Agreement will apply to the reinspection (refer to the original Inspection Agreement if you need clarification on those terms). The reinspection will be carried out on a visual and non-invasive basis and only regarding the completed repairs. Confirmation of any hidden damages or ancillary repairs carried out that are not readily visible should be sought from the individual repair contractors. Neither the individual inspector nor Prism Home and Building Inspections LLC assume any liability or offers any warranty (expressed or implied) for any repair work that was performed. Please note that new repairs can be more susceptible to a greater degree of thermal expansion or contraction than the existing components. Additional attention such as, caulking or sealing shortly after the repairs or following a change of seasons may be needed.