BUYER'S GUIDE TO REPAIR AMENDMENTS

THE HOME INSPECTORS

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BUYER'S GUIDE TO REPAIR AMENDMENTS

As a Buyer, it's important to understand what exactly makes up your repair amendment and what effects it will have on your home in the long run. Although your amendment is typically prepared by an agent, you play an important role in the negotiations and final outcome of the agreement. While neither party is required to ask for repairs or repair them, it's a good idea to include Repair Amendments. Repair Amendments are included in the final binding agreement and often help avoid problems arising down the road. Take time to read through this Buyer's Guide to Repair Amendments and discover what exactly goes into your repair amendment and what your specific role really is as a home buyer!

INSPECTION

Find a Reliable Inspector

The first step in determining the current condition of your future home is getting a home inspection. It's important to find someone reliable with a track record of successful inspections and satisfied customers. Key things to look for in an inspection company are exceptional reviews, and a company that is frequently recommended by trusted realtors. Make sure you have an expert on your team that will give you an accurate snapshot of your home's current condition, and the current and future repairs that may be necessary.

Reivew Your Inspection

Take the time to understand exactly what your inspection says. Sit down with your home inspector and walk through the details of your inspection report. Have the home inspector explain jargon you may not be familiar with, and ask the necessary questions to gain a full understanding of your report. Key areas to pay special attention to are signs of electrical issues, water damage, a roof that needs repair, the HVAC system, and foundation issues.

NEGOTIATE THE REPAIRS

Decide What's Most Important

With the inspection complete, and the necessary repairs noted, it's time to decide what items on the list are most important to you moving forward. While some repairs may seem simple and easy to fix, make sure you have a firm understanding of what the repair entails and the long term effects if it's ignored. Although every Home Buyer wants a

perfect home, it's important to realize that no home is perfect and there will be things that need repairing. Make a list of items you've determined need to be fixed and begin the conversation with the Seller. The goal is for the Seller to agree upon the necessary repairs, resulting in a win-win situation for the both of you.

Be Specific

When specifying the repairs that need to be made make sure you are as thorough and detailed as possible. Providing the Seller with these details will set you up for success in the long run and help you communicate the end goal effectively. Determine the "HOW, WHO and WHEN" of the repairs noted in the amendment.

***HOW** exactly are the repairs being made?*

***WHO** are making these repairs and what is their credibility?*

***WHEN** the repairs are finished, how are we verifying they were accurately completed?*

Reference Your Inspection

As you are making your list and providing details on the necessary repairs, make sure you reference your home inspection report. Feel free to quote your inspection and reference pages/numbers that tie into the repair you've noted. Just as a professional home inspector must be licensed, you must have certain trades done by a licensed professional. Many amendments state that unless otherwise agreed upon in writing, all required permits must be obtained, and repairs and treatments must be performed by those who are licensed to provide that repair service. Lean into your home inspector, realtor, or other professional you trust for

a recommendation on the specific licensed repair service company you're looking for.

AFTER THE REPAIR

Request Receipts and Warranties

I've you've noted in your repair amendment the "HOW, WHO, AND WHEN" of the repair then you're set up for success in receiving proof of when the completed repair was made. Requesting receipts gives you validation that the job was completed, and helps provide protection for both the Seller and Buyer in the long run.

Understand Your Home's Warranty

Requesting warranties on the repairs completed will also give you something to fall back on in the future. Any items that would be covered under a home warranty need to be repaired in that repair amendment. Receipts of repairs will also be crucial, should a claim ever be filed with a home warranty provider, as they will want proof that

any deficiencies noted in the inspection report were addressed. Without receipts they may view the claim as a “known” pre-existing condition, which is not typically covered within a home warranty, and could deny the claim. With the due diligence of having a home inspection performed and a home warranty in place, it can significantly reduce your risk of facing unexpected repair costs, and will help provide added peace of mind.

Re-inspections Never Hurt

If the repairs completed are judged by both the Buyer and Seller as satisfactory, then there may be no need for a re-inspection. However, if you do not receive the proper receipts and warranties after a repair then it may be in your best interest to request a second look. It is not uncommon for a re-inspection but almost never necessary if the proper paperwork and procedures were in place.

We hope this Buyer’s Guide to Repair Amendments serves you as a great tool when getting your home inspected, negotiating repairs after the inspection, and what to do once the repairs have been made. For more information contact an expert today at The Home Inspectors!

TALK WITH A LICENSED HOME INSPECTOR

24/7 ONLINE SCHEDULING!

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