

## 16. Questions about your property report

Buying and selling real estate is a very complicated process. I highly recommend that you use a Realtor to help you with your transaction. Realtors are like home inspectors. They come from various backgrounds but have had to go through a significant amount of training to enter their chosen profession. Realtors understand buying and selling real estate, including inspection reports. I believe their knowledge and expertise is invaluable to you in your real estate transaction. However, while Realtors know a lot about inspections and inspection reports, they are not inspectors. And while home inspectors know a lot about real estate, they are not Realtors. Seek help from the appropriate professional when you need it. If there are any questions about the information in **Your Home Inspection Report**, please call me first, and then call your Realtor.

## 17. Recalls

ASPEC Residential Services, LLC does not research product recalls or notices of any kind. A basic home inspection does not include the identification of, or research for, appliances and other items installed in the home that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet sites if recalls are a concern to you: [www.cpsc.gov](http://www.cpsc.gov) or [www.recalls.gov](http://www.recalls.gov) Item(s), brand name(s), and model number(s) will be required for proper identification.

## 18. Taking care of your home

It is not easy being a homeowner, and there will be many things that will become problems while you own your home—you will need to spend money on them to resolve them. I recommend proactive preventive maintenance rather than after-the-fact reactive repair. To that end, throughout **Your Home Inspection Report** you might find the phrase “Recommend regular homeowner monitoring and maintenance.” This phrase means that things will fall apart or become problems, particularly if you don’t take care of them.

The easiest way to take care of your house is to keep water and moisture away from the exterior, particularly the foundation, and out of the interior, particularly the attic, closets, and cabinets. This means regular monitoring and maintenance. What is regular monitoring and maintenance? Home ownership!

Home ownership means little or no watering next to your foundation, which translates into no high-water-use vegetation next to your foundation. What’s a high water-use plant? Typically, it’s big plants and plants that have large foliage, lots of roots, or lots of flowers. Keeping moisture away from the house also means regular monitoring and maintenance of the exterior walls, foundation, and roof, and the structural and mechanical components attached to them. Some items in your home need to be monitored and maintained daily (e.g., sink cabinets), monthly (e.g., GFCI outlets), or annually (roof, water heater, furnace etc.). You’re investing a substantial amount of money in a home. Please take care of it or hire professional service personnel to take care of it for you.