

HOW TO READ A HOME INSPECTION REPORT

▢ A Buyer's Guide to Color Codes, Clarity, and Confidence

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So... you've just received your home inspection report. Now what? Before panic sets in over what looks like a long checklist of flaws, take a deep breath. At Wisdom Home Inspection Services, we don't just point out issues—we help you understand the home's story. Using clear color coding, photos, videos, and plain-language narratives, we make sure buyers and agents are on the same page. This guide will help you interpret the categories used in your Spectora report—so you can move forward with clarity, confidence, and a bit more peace of mind.

- **GREEN – TOTAL ITEMS INSPECTED** Everything your inspector reviewed—from the roof to the water heater—is counted here. Green doesn't mean "perfect." It means it was inspected. Details show up below.
- **BLUE – MAINTENANCE ITEMS** Routine upkeep: filters, gutters, caulk, loose knobs. 📜 These are not defects—just reminders for regular care
- **ORANGE – MINOR DEFECTS** Cosmetic or aging issues like chipped paint, slow drains, or a burner that won't light. 🔥 Not deal-breakers—but fixing a few builds buyer trust.
- **RED – SAFETY OR STRUCTURAL HAZARDS** Serious concerns: GFCIs, roof leaks, major plumbing or structural faults. ⚡ These may impact negotiations or delay closing.

✓ SMART BUYER TIPS

- A long report = thorough inspection
- Focus on orange/red items
- Use the report as a tool, not a reason to panic
- Ask questions—your agent and inspector are here to help

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