

DOLLARS TO DEFECTS

10236

A Newsletter of Value to Educate and Inform.

Every edition will cover a Technical Topic and answer questions from our Clients/Realtors. If you have a question about home inspections or a technical topic you would like to understand a little better, [send us an email](#)

Client Questions

Why do Home Inspectors always feel they HAVE to find something?

I have had to answer multiple versions of this question several times in my career. I have trained and mentored several Home Inspectors, and this is something I have always discussed with them. I personally have never felt the need to justify my job by calling out a deficiency that was not there. Home Inspectors are experienced, trained professionals who have a thorough understanding of construction, building codes, and potential issues that can arise in a home. The role of a Home Inspector is to conduct a thorough assessment of a property's condition. When we conduct our inspections, the primary goal is to identify material defects, safety concerns, or potential problems in a property.

- 1. Material Defects:** Are identified as a problem that is significant enough to affect the value of the home or to pose a safety hazard.
- 2. Safety Defects:** This would be a deficiency that could pose a risk of injury or potential death to the occupants of the home.
- 3. Potential Problems:** Experienced inspectors have encountered a wide range of issues over the course of their careers. This experience helps them recognize common problems and identify potential red flags that could cause problems in the future. These problems may not be immediately obvious or even noticeable, but they could become more serious over time.

It is rare but there are homes out there that could be considered as "Unicorns". This is when a Home Inspector doesn't find any deficiencies inspecting a home because that home has been properly maintained, cared for, and updates were professionally done to meet current safety requirements. Inspectors find these homes from time to time and not necessarily with new homes. As a Home Inspector there is no better feeling than than telling the home buyer "I have no defects to report," [READ MORE](#)

Agents, We are Part of Your Team

Think of PHW Inspections as an extension of your team. We are here to help Buyers move forward with the purchase of their home with a better understating of what they are purchasing. Whether you are the Listing Agent, Buyers Agent or you happen to have both sides of the transaction, we are true to the house and the facts we find. Buyers and Realtors have been using our inspection reports for more than 22 years to help clients put **Dollar To Defects** to negotiate homes.



PHW INSPECTIONS
HOME INSPECTION - PRE-LISTING
1 YEAR BUILDERS WARRANTY
WIND MITIGATIONS - 4 POINT

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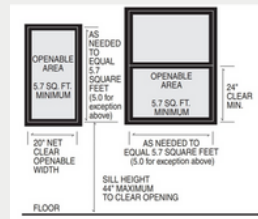
PROFESSIONAL HOME WATCH
SERVING - WELLEN PARK AREAS
VENICE - NOKOMIS - NORTH PORT
SOUTH SIESTA KEY

At PHW Inspections, we are happy to partner with local Realtors in Sarasota County and surroundings areas to provide clients with end-to-end service. PHW Inspections is dedicated to providing the best possible home inspections for all of our clients. We will make sure that the property receives the attention it deserves. Whether you need a Pre-Purchase Home Inspection or a Pre-Listing Home Inspection, let us help!

Tech-Topics

Egress (Homes Emergency Escape Route)

A means of egress is a continuous and unobstructed way of exit travel from any point in a building or structure to a public way. Every sleeping area, basement and habitable attic must have at least one emergency and rescue opening.



Every building or structure, new or old, designed for human occupancy shall be provided with exits sufficient to permit the prompt escape of occupants in case of fire or other emergency or allow entry of emergency responders.

The exit path needs to be clear. A clear uninterrupted path to the exit. This is where clutter, whether it is toys, furniture or stored items (hoarding) must not occupy pathway.

The Florida Building Code (FBC) requires that every sleeping room in a home have at least one operable emergency escape and rescue opening. This opening must have a minimum net clear opening of 5.7 square feet and a minimum net clear opening height of 24 inches. The opening can be a ...

Bars, grilles, covers and screens are permitted at openings. These devices must be releasable or removable ...

The Role of Egress with Hurricane Preparedness
Among the various aspects of egress, one that stands out prominently in Southwest Florida is the utilization of hurricane shutters. These specialized protective

[READ MORE](#)

Our Inspection Services

- Pre-Purchase Inspections
- Pre-Listing Inspections
- 1 Year Builders Warranty Inspections
- Wind Mitigation Inspections
- 4-Point Inspections
- Home Watch (Select Areas)

Snowbird Tips

Welcome Back Snowbirds! Our friends from up north are starting to make their way back in town for the season. When you get back to your home and did not hire Professional Home Watch to open your home...

TIP: To prevent damages to your toilet flush mechanisms. Turn your water on, let the water run at the sink furthest away from the shut off until all air pushes through. Then turn on all other faucets one at a time and then flush of the toilets.