

The ten findings almost always worth asking the seller to fix

In most states, these ten are the ones a seller expects to see on a repair request and an agent expects to carry. Tick the ones your report has; price only those; hand your agent that list alone.

- ☐ **1. Double-tapped or wrong-size breakers at the panel.**
Two wires under one screw, or a 30 A breaker on 14-gauge wire. Ask for: a licensed electrician to correct, with receipt.
- ☐ **2. Missing GFCI at the kitchen, baths, garage and exterior outlets.**
Cheap, and the most common shock risk in a report. Most sellers agree without argument.
- ☐ **3. Missing or dead smoke and CO alarms.**
Ten dollars a room. Ask, and do it yourself on day one if refused.
- ☐ **4. An active leak of any kind: supply line, toilet base, under a sink, at a valve.**
Small part, unknown subfloor. Ask for: repair plus a look at the floor beneath.
- ☐ **5. Roof: flashing gaps, lifted or missing shingles, a soft spot.**
Hundreds now, thousands after a winter. Ask for: a roofer's repair, or a credit sized by a roofer's estimate.
- ☐ **6. A water heater or furnace the inspector called end-of-life or unsafe.**
It will fail; the question is whose money. The usual outcome is a credit toward replacement.
- ☐ **7. A cracked flue, flue collar or heat exchanger.**
An HVAC tech confirms it; if confirmed, replace or credit. A lender may ask too.
- ☐ **8. Grading or downspouts sending water at the foundation.**
Usually the whole answer to a damp basement. Ask when there is staining or a musty smell; otherwise it is your first weekend's job.
- ☐ **9. A deck ledger without flashing, or loose railings and balusters.**
Decks fall off houses at the ledger. Ask for: a contractor's look before closing, then repair or credit.
- ☐ **10. Anything the report says “recommend further evaluation by a licensed ...” about.**
That sentence is your inspector handing you a trade's name. Ask for the evaluation before your inspection period ends, at the seller's cost where the item is theirs.

Write the list in this order, one line each, with the trade named and “and provide receipt” where a repair is asked for. Mark the roof, water heater and furnace items “or a credit of \$_____” so the seller can say yes two ways. Keep cosmetic items off the list: a list of twenty gets the two that matter refused.

Inspection Triage reads the report you already have, grades every finding (safety now / before closing / after you move in / cosmetic), puts a cost range from a named public guide beside each, and drafts the repair-request list for your agent, within 2 days: inspectiontriage.pages.dev (\$49, United States). The four bands with twenty findings graded: inspectiontriage.pages.dev/urgent/ · The invented Maple Court sample: inspectiontriage.pages.dev/sample/ · Not an inspection, not a contractor's quote, not advice on whether to buy; nobody visits the house.