



Georgia Association of Home Inspectors, Inc.

PRESS RELEASE

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FOR IMMEDIATE RELEASE

GAHI serves notice: Buyer beware of sellers circumventing traditional listing process

ATLANTA (November 25, 2019) – The Georgia Association of Home Inspectors is warning home buyers about the growing trend by sellers to circumvent the traditional listing process to sell their homes.

“Our concern is that this trend can cause harm and hidden monetary damage to home buyers,” said Richard Smith, owner of Calibre Home Inspections and current GAHI president.

According to GAHI, online real estate database companies are attempting to be the wave of the future by providing an attractive service to home sellers so that they can avoid the traditional process of listing their home. In Georgia, GAHI asserts that these companies are aggressively buying up homes to build an inventory in order to increase the volume of their sales.

“These companies include a limited-scope home inspection as part of their process,” said Joe Griggs, past president of GAHI. “Most of these companies require their inspector to follow a limited check list to look for repair items that can be used to negotiate/reduce the purchase price with the seller and can make the property easier to sell once the obvious repairs are made.”

Not only is the inspection limited in scope, many of these companies require the inspector to perform at least three inspections each day which greatly limits the time the inspector can invest in each property inspection. Often this leads to significant and critical repair items or defects that are missed.

“These items become a surprise resulting in costly repairs for the home buyer which can total thousands of dollars,” Smith said.

Smith added this includes whirlpool tubs that were not tested and then leak and damage ceilings, furnishings and flooring; HVAC systems that are not operating properly and have to be replaced; and defective, elevated decks that do not comply with current code and are not safe.

“Many of the home buyers are being led to believe or assume that these properties have already been inspected and all repairs have been made,” Smith said. “Our message is to please be aware that these limited-scope inspections provided by a home-buying company do not compare with the in-depth inspection which is required by the GAHI Standards of Practice and is performed by a GAHI Code Certified Master Inspector.”

A GAHI inspector will be at the property as long as it takes, usually several hours, to perform a thorough in-depth inspection specifically for the buyer. That inspector will work to inform and educate the home buyer regarding the condition of the property to eliminate surprises.

“We strongly suggest, when your buyers make an offer to purchase a property sold by a ‘buying company,’ that you recommend they have an independent, qualified GAHI Code Certified Master Inspector perform a thorough inspection of the property,” Griggs said.

GAHI Code-Certified Master Inspectors may be found at gahi.com.