

Home inspection	Appraisal
Ordered by the buyer .	Ordered by the lender (the bank/mortgage company).
Purpose: To give the buyer a clear picture of the home's condition.	Purpose: To confirm the home is worth at least the purchase price.
Covers systems like the roof, plumbing, electrical, HVAC, and appliances.	Focuses on market value, comparable sales, and overall condition.
The report is for the buyer only —lenders usually never see it.	This report is required for the loan.
Items listed in the inspection do not automatically need to be fixed . The buyer may request repairs, and then you as the seller decide how to respond.	Repairs are only required if the appraiser flags health or safety concerns (especially with FHA, VA, or USDA loans).