

Home Inspections

There are numerous types of inspections. A home inspection evaluates the structural and mechanical condition of a property. It is not the same as an appraisal that evaluates the market value of a property. Persons involved in real estate transactions need unbiased information about the physical condition of properties that they plan to buy or sell. Speak

With your real estate agent about what you should look for in an inspector, and to get a referral list of licensed inspectors.

The inspection should be done as soon as possible after you have executed a contract with a Seller. It must be done during the option period, and the length of time for the option period will be specified in the sales contract. Having an inspection done during the option period protects buyers by allowing them to be informed of problems with the home and items that may need to be repaired.

Home Inspectors vs. Engineers

A Licensed Home Inspector will examine the components of a home through visual inspection and through manual tests of certain components of the home.

A Structural Engineer is licensed in engineering analysis. He/she will inspect a home to determine if there are structural, foundation, or drainage problems.

Finding a qualified Inspector

- ⌚ Make sure they are licensed by the State of Texas!
- ⌚ Referrals from satisfied customers (often a list of inspectors from your real estate agent)
- ⌚ Yellow Pages under "Building Inspection Services"
- ⌚ Be sure the inspector is also licensed to do termite inspections
- ⌚ Ask if he/she is a member of the American Society of Home Inspectors (ASHI). The ASHI has established standards of practice, which include the specific services, limitations and exclusions that can be expected from private home inspectors.

Why an Inspection is done

Every inspection should include an evaluation of the major components of the home and should point out items that are in need of repair. This allows the buyer to be as fully informed as possible about the basic condition of the home.

Inspection reports should cover, but not be limited to, the following items:

Foundations

Plumbing

Electrical system

Hot water heater and gas lines

Ceilings and walls

Windows and doors

Roof

Heating and air conditioning systems

Kitchen appliances that will be included in the sale

Pools and pool equipment

Sprinkler systems

The inspector should give you two reports, a general inspection report and a termite report. Termite inspections are required by many lenders and are required on all FHA loans. Even if your lender does not require a termite inspection, it is still highly recommended that you obtain one.