

## WHAT YOU SHOULD KNOW ABOUT HOME INSPECTIONS

When buying a house, you want to know as much as possible about the property—it's a big investment. Hiring a home inspector is a great way to learn more about the condition of your potential home.

### WHAT'S A HOME INSPECTION?

It's a visual examination of a house's structure and systems by a trained inspector.

### WHAT DOES A HOME INSPECTION COVER?

The inspector usually looks at the foundation, roof, attic, walls, ceilings, windows, doors, and any attached decks or porches. He will also inspect the electrical, heating, air conditioning, and plumbing systems.

Keep in mind that the inspector examines only what is visible and accessible. He's not moving appliances or climbing onto a steeply pitched roof. He will report cracks in a wall but won't be able to examine a slab foundation underneath wall-to-wall carpet or hardwood floors. Your inspector may find an issue that you would like inspected by a specialist, such as a structural engineer or plumber.

### DOES THE INSPECTOR REPAIR DEFECTS?

No. The inspector's job is to report the condition of various parts of a home. For example, the inspector may report that the water meter still runs when nothing in the house is using water, which could indicate a leak. However, you need to call a plumber to investigate the problem.

### DOES ANYONE REGULATE HOME INSPECTORS?

Yes. Home inspectors are licensed by the Texas Real Estate Commission. Inspectors are required to use a common form and follow certain standards of practice.



A Texas REALTOR® can help with the timing of your inspection and next steps, once you get the results.