

Why do I need a Home Inspection?



*The Corpus Christi Association
of Realtors says,*

“Buying a home is probably the largest single investment you will ever make. In doing so you should learn as much as you can about the condition of the property and the need for any major repairs before you purchase.”

Corpus Christi
Association of REALTORS®

“Why do I need a Home Inspection” was taken from the Corpus Christi Association of REALTORS web site.

What's included in your Inspection

- **Foundation**
- **Grading & Drainage**
- **Roof Covering & Structure**
- **Walls – Interior & Exterior**
- **Ceilings & Floors**
- **Doors – Interior & Exterior**
- **Windows & Screens**
- **Fireplace & Chimney**
- **Porches, Decks & Carports**
(attached)
- **Electrical System & Lighting**
- **Heating & Cooling System/s**
- **Plumbing**
 - **Water Supply & Fixtures**
 - **Drains & Vents**
 - **Water Heater**
 - **Hydro-Therapy Equipment**
- **Appliances**
 - **Dishwasher**
 - **Food Disposer**
 - **Range Hood**
 - **Ranges/Ovens/Cook tops**
 - **Microwave**
 - **Trash Compactor**
- **Bathroom Fans**
- **Garage Door & Opener**
- **Optional Systems**
 - **Lawn Sprinklers**
 - **Swimming Pools**
 - **Out Buildings**
 - **Outdoor Cooking**
 - **Decks & Docks**
 - **Additional items as agreed**

This list is not all inclusive.

Helpful Hints for a Hassle-Free Home Inspection:

• **Select an inspector with training and qualifications.** All Home Inspectors in Texas must be licensed by the state. Ask the inspector if he or she is licensed. Try to find an inspector who is a member of a professional society, for example, Texas Association of Real Estate Inspectors (TAREI).

• **Use referrals.** Most real estate agents encourage their clients to seek a serious inspection. They're interested in client satisfaction. Still, agents don't want to be seen as pushing the services of any one inspector. That's why you may get as good, or better, referrals from friends or co-workers who have gone through the home inspection process.

• **Don't select just on price.** The fee for a home inspection depends on the geographic area as well as the size of the house and what is included in the inspection. A home inspection usually takes about two to four hours and runs between \$200-\$500, depending on these factors.

• **Don't confuse an appraisal with an inspection.** An appraisal is requested by the buyer's lender and is designed to determine the market value of the property. It is not a replacement for a home inspection, which provides an in-depth look at such basic home systems as plumbing, heating, air conditioning and roofing.

• **Understand the limits of a home inspection.** The most thorough home inspector can still miss some items. Some problems are slow to develop, while others are hidden from view. That's why it's best to choose a home inspector who is willing to answer your questions -- even after you move in.

More Helpful Hints for a Hassle-Free Home Inspection:

• **The good and the bad.** A Home Inspection not only points out the bad, but the good, aspects of a home, as well as the maintenance necessary to keep it up. After a home inspection, you will have a better understanding of the home you are about to purchase, and will be able to make a more confident decision on buying.

• **Attending the Inspection.** While it is not required for you to be present for the inspection, it is strongly recommended. By following the home inspector around and observing and asking questions, you will learn a great deal about the condition of the home, how its systems work, and how to maintain it. You will also find the inspector's written report, which you'll receive after the inspection, easier to understand if you've seen the property first-hand with the inspector.

• **No house is perfect.** If the inspector finds problems, it doesn't necessarily mean you shouldn't buy the house, only that you will know in advance what to expect. A seller may be flexible with the purchase price or contract terms if major problems are found. If your budget is very tight, or if you don't wish to become involved in future repair work, this information will be extremely important to you.

RHOco Real Estate Inspection is an Affiliate member of

Corpus Christi
Association of REALTORS®

“Helpful Hints for a Hassle-Free Home Inspection”
was taken from the Corpus Christi Association of
Realtors web site, with modifications.

What the Inspector Must Do:

During the Home Inspection:

- **The inspection must be performed in compliance with the Rules of the Texas Real Estate Commission (TREC) and the “Standards of Practice for Inspectors”.**
- **The inspection is of the conditions and items that are present and visible at the time of the inspection.**
- **The equipment is operated in normal modes.**
- **The inspector must indicate which items are deficient or are not functioning as required by TREC rules.**
- **The inspector must tell you in advance of the inspection if there are any items of the house that he/she does not regularly inspect, i.e., the roof.**
- **The Inspector must provide you with a written report on form REI 7A-1, promulgated by the Texas Real Estate Commission (TREC).**
- **This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.**

What an Inspector Doesn't Do:

- **Determine the remaining useful life of the house or any of its components.**
- **Provide estimates for the cost to repair items that are deficient.**
- **Provide or make guarantees, warranties, that insure the future performance or condition of any item.**
- **Inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Remember older houses do not meet the same standards as newer houses, even though items in both might be performing functions for which they are intended.**

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"Looking Out For You!"

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If you have questions or complaints about
your inspection or inspector, contact the
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