

THE VALUE OF HOME INSPECTIONS

Good news: A seller has accepted your offer, and you're one step closer to owning your dream home. You've now entered the option period, your time to scrutinize the property—and cancel the transaction if you choose.

This is the time to consider hiring an inspector to take a closer look at what you're buying. Here's why:



INSPECTORS ARE THOROUGH

Inspectors must take extensive training to be licensed in Texas. They follow strict rules and are required to use the *Property Inspection Report Form* promulgated by the Texas Real Estate Commission. Though there are some limitations to what inspectors can evaluate, they will assess the home's structure, electrical systems, AC and heating, plumbing, appliances, and many other aspects.



INSPECTORS FIND THINGS YOU MIGHT OVERLOOK

Inspectors will always find issues, even in brand-new construction. But at least you know about the problems and can choose how you want to deal with them.

For certain deficiencies an inspector discovers, you may want to hire a specialist such as a structural engineer, plumber, or electrician to further evaluate the condition.



INSPECTIONS HELP YOU MAKE DECISIONS

If the inspection uncovers big surprises, you may want to ask the seller to make repairs or lower the sales price. The seller may agree or refuse—or continue to negotiate. If things aren't going the way you want, you could decide to walk away—if the option period hasn't expired.



THERE'S SOMETHING WORSE THAN FINDING PROBLEMS

No one likes it when an inspector finds deficiencies in a home. As a buyer, you want a home in the best condition possible. Sellers also don't like news of problems with the home. But everyone benefits from this knowledge. An inspection reduces the likelihood of surprises down the road. A happy and informed buyer is less likely to complain or sue the seller after the sale.

Ask your REALTOR® if you have questions about home inspections, the termination option, or other parts of your real estate transaction. Your REALTOR® can help you sort through your options so you can achieve your real estate dreams.

