



# BUYER'S GUIDE TO HOME INSPECTIONS



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Getting your potential new home inspected can potentially save you from a lot of issues down the road. Home inspections help identify possible risks within a home, while setting you up with recommendations to prevent risks in the future. If you're thinking of purchasing a new home, a home inspection will always be worth the investment.

Find out what home buyers like you need to know before getting your home inspected with this simple guide!



## STEP 1: KNOW YOUR RESPONSIBILITIES AS A BUYER

What many home buyers don't realize is that getting their potential new home inspected is the buyer's responsibility -- not the seller's. While some sellers may choose to have a home inspection done before entering into a sale, it is the responsibility of the buyer to pay for and execute their own inspection.

*In the end, a home inspection really benefits the buyer.*

Though paying for a home inspection may seem like a lot for a house that doesn't belong to you just yet, think about it as a [very worthy investment](#). By allowing the buyer to [hire a home inspector](#), you eliminate any bias or seller's impact on an inspector. Know your responsibilities as a buyer and prepare to have your potential new home inspected!

## STEP 2: THINK ABOUT YOUR TIMELINE

While buying a house can feel like a long process, each step comes with some pretty quick deadlines. Chances are you will need a fast response and quick turn around time with your home inspection. Look for companies, like The Home Inspectors that offer [24/7 online scheduling](#) so you never miss a beat.

One great tool to look for is an inspection company that offers “print on-site”. Our recommended [Home Buyer Inspection](#) provides each buyer with a [full inspection report](#) printed at their home at the time of inspection. Quick turn-around times like these will keep you on track when buying your new home!



## STEP 3: KNOW WHAT'S COVERED

It's important to know what is covered in a home inspection. Inspections performed for a prospective buyer or seller of a home must be reported on the State promulgated form and follow the rules and standards set by the Texas Real Estate Commission (TREC). A breakdown of the TREC minimum inspection requirements can be found [here](#).

A common misconception with home inspections is that they are “pass” or “fail”. A home inspection serves to provide a snapshot of the present condition of your

home. While some items may be considered “deficient”, you will not walk away from your inspection with a failing or passing grade.

It’s important to note that the **minimum TREC requirements** do not serve as a technically exhaustive inspection of the structure, systems or components of your home. Make sure you take a look through the **covered inspected items** and ask specific questions about things that may be important to you that you don’t see listed.



DOWNLOAD OUR  
HOME INSPECTION  
CHECKLIST

## STEP 4: CHOOSE AN INSPECTOR

Choosing the right home inspector is an vital step in the home inspection process. It’s important to realize that home inspectors must be licensed by the State of Texas. These license requirements can be found [here](#).

*Make sure to find a company with an excellent reputation, and history in the business.*

These companies will have inspectors that offer a broad knowledge of a home’s systems and structures. Homes come in all different ages, designs and materials, and with different risks and symptoms of hidden damage as well. A knowledgeable inspector will give you a much more accurate assessment of the home’s current condition.

Read through some [reviews](#) of our home inspectors and see why we’ve been in the business for over 7 years!

## STEP 4: GET INVOLVED

Walk through the home with your home inspector! While clients are welcome to attend the entire inspection, we recommend that they show up for the final 30 minutes to do a walk-thru of the findings. This will allow the inspector to devote his undivided attention to the inspection process.



This hands-on approach will give you the upper hand in negotiating costs and talking through repairs on your future home.

**MAKE AN APPOINTMENT**  
WALK THROUGH YOUR INSPECTION WITH AN EXPERT!



**SCHEDULE ONLINE**

We hope this Home Buyer's Guide will serve as a solid foundation before you begin the inspection process on your future home. If you have [any questions](#) about getting your home inspected or if you'd like to [talk to an expert](#) feel free to [contact The Home Inspectors today!](#)

[Book an inspection with trusted licensed inspectors today!](#)



## TALK WITH A LICENSED HOME INSPECTOR

24/7 ONLINE SCHEDULING!

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