UNDERSTANDING YOUR HOME INSPECTION

THE HOME INSPECTORS

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Your Home Inspection will give you insight into the current condition of your home, helping you to make decisions that are best for you! A licensed home inspector will walk through six key areas in the inspection that encompass multiple aspects of your home: Structural Systems; Electrical systems; Heating, Ventilation and Air Conditioning Systems; Plumbing Systems; Appliances; Optional Systems. Here we will dive into those 6 key areas and look at what you should expect to see in your home inspection.

STRUCTURAL SYSTEMS

As an inspector determines the current condition of your home's structure, they are looking for a few key findings. Cracks in your home's brick, windows and concrete can all be signs of foundation and structural issues in your home. Your inspector will look for these signs as well as signs on your roof like missing shingles, and a close look at the lot drainage and slope.

Warning Signs in Your Home's Foundation

Learn More

Key Areas of Inspection

- **FOUNDATIONS**
- **GRADING AND DRAINAGE**
- **ROOF COVERING MATERIALS**
- **ROOF STRUCTURES AND ATTICS**
- **WALLS (INTERIOR AND EXTERIOR)**
- **CEILINGS AND FLOORS**
- **DOORS (INTERIOR AND EXTERIOR)**
- **WINDOWS**
- **STAIRWAYS (INTERIOR AND EXTERIOR)**
- **FIREPLACES AND CHIMNEYS**
- **PORCHES, BALCONIES, DECKS, AND CARPORTS**

ELECTRICAL SYSTEMS

Your home inspector will take a close look into the service panels in your home, as well as circuits and fixtures. A few of the things they will be looking for are details like GFCI protection, fire protection, and the condition of your receptacles (outlets).

Key Areas of Inspection

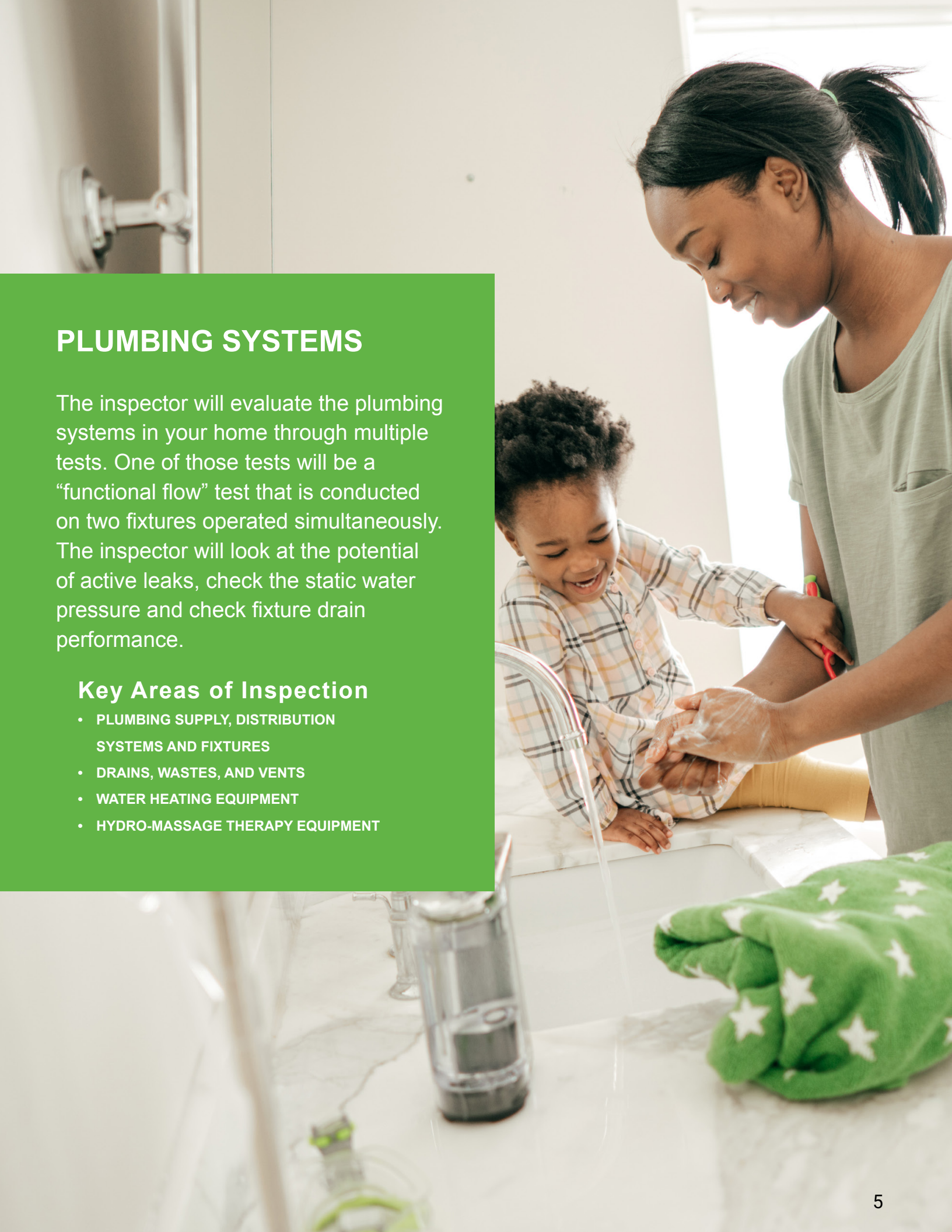
- SERVICE ENTRANCE AND PANELS
- BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

When thinking through the heating, ventilation, and air conditioning systems, It's important to note that the testing of the HVAC system is an operational test of the equipment. Your home inspector will not disassemble your HVAC system, but rather test and make note of visible aspects of your system. Some of the aspects noted may be in regards to rust on your equipment, installation of a p-trap, and temperature differentials.

Key Areas of Inspection

- HEATING EQUIPMENT
- COOLING EQUIPMENT
- DUCT SYSTEMS, CHASES AND VENTS



PLUMBING SYSTEMS

The inspector will evaluate the plumbing systems in your home through multiple tests. One of those tests will be a “functional flow” test that is conducted on two fixtures operated simultaneously. The inspector will look at the potential of active leaks, check the static water pressure and check fixture drain performance.

Key Areas of Inspection

- PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES
- DRAINS, WASTES, AND VENTS
- WATER HEATING EQUIPMENT
- HYDRO-MASSAGE THERAPY EQUIPMENT

APPLIANCES

Your appliances inspection covers everything from your dishwasher to your garage door operator. Your inspector will take a look at the visual/working components of these areas. Certain appliances will be tested on specific settings. For example, your dishwasher will be tested and operated on “normal wash” while your oven will be tested on the normal “bake” mode. These standards of testing are provided by the Texas Real Estate Commision and are universal across all licensed home inspectors.

Key Areas of Inspection

- DISHWASHERS
- FOOD WASTE DISPOSERS
- RANGE HOOD AND EXHAUST SYSTEMS
- RANGES, COOKTOPS, AND OVENS
- MICROWAVE OVENS
- MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS
- GARAGE DOOR OPERATORS
- DRYER EXHAUST SYSTEMS

OPTIONAL SYSTEMS

Optional systems are various areas of the home that may/may not be available to inspect based on the individual home. These areas are typically reserved to sprinkler systems and swimming pools. The inspector will be looking for damaged heads/nozzles, the direction of the spray and if it could result in potential damage to your home and any repairs that may need to be made.

Key Areas of Inspection

- LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS
- SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT
- OUT BUILDINGS, PRIVATE WATER WELLS, AND SEPTIC SYSTEMS

MAKE AN APPOINTMENT

WALK THROUGH YOUR INSPECTION WITH AN EXPERT!

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