10 Secrets of Home Inspections Every Home Buyer Should Know

Gordon G Fox
Fox Inspection Group
Providing Peace of Mind,
One Home At A Time,
Since 1989!™

www.FoxInspectionGroup.com  713-723-3330
Houses are like Spouses
Secret # 1

- There is a common misconception among those searching for the perfect home or the perfect spouse that a perfect house and/or spouse actually exists........Nothing could be further from the truth.

- While there are no perfect houses / spouses to choose from, the fact remains that the consequences of a poor choice is pain..........suffering........and economic loss.

- So choose wisely..............

- Focus on the negative and you will only see the problems

- Focus on the positive and life is good
Focus your attention on big ticket items
Secret # 2

- Roof
- HVAC
- Foundation
- Appliances
- Electrical
- Plumbing
Most issues found are typical for the neighborhood

Secret # 3

focus on the **Atypical** issues

- Roof
- HVAC
- Foundation
- Appliances
- Electrical
- Plumbing

For instance, if all the homes in the area were built in the 1960s, expect there to be some foundation settlement. The foundation will have moved. It is normal for there to be a few cracks. The rough driveway or lifting sidewalk are not important issues.
Roof Secret # 4

- Roof over wood shingles
  Most Insurance Companies do not allow

- Older than 15 years
  Red flag for insurance company

- Typical Lifespan
  15-18 Years in SE Texas sun

Every buyer wants a NEW roof, but not every home Needs a new roof!
HVAC
Secret # 5

- Average serviceable life (think in terms of a car) → 12-15 years
- Older than 10 years → Be prepared for a financial hit
- Get a warranty → Prepare to haggle

Every buyer wants a NEW A/C, but not every home NEEDS a new A/C

www.FoxInspectionGroup.com  713-723-3330
Foundation
Secret # 6

- 2 types of foundations in greater Houston area
- Expansive clay soils
- Those that have moved and those that will move
- House sits on ground, ground moves, house moves
Appliances
Secret # 7

- Typical serviceable life of kitchen appliances 10-15 years
  Or until spouse wants to remodel

Every buyer wants NEW appliances,
but not every home NEEDS new appliances
Electrical
Secret # 8

- Deficient if not to current / today's electrical code
- AFCI
- GFCI
- Grounding

- If something doesn’t work, fix it
- If it ain’t broke......

If you want a NEW electrical system buy a NEW house

www.FoxInspectionGroup.com  713-723-3330
Plumbing
Secret # 9

- Be Concerned with big ticket items only

- Shower pan $1-3,000

- Active water leaks

- 40-50 year old cast iron drain lines

- Water heater 8-12 years $400-$1,200

- Cast iron drain line Expensive
TREC Form OP-I
Secret # 10 and the Biggest Secret

- No inspection report issue must be repaired

- The only mandatory repairs are what the mortgage lender, appraisal, or insurance company requires.

- The rest is negotiated between the parties (buyer and seller). Consult with your Real Estate Professional.
TREC Form OP-I

- Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection.

- Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection.

The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract.
STANDARD HOME INSPECTION
STRUCTURAL

- Inspector tries to physically get on the roof
- Checks the entire roofing system
- Checks all penetrations through the roof
- Crawls through the attic checking for evidence of water penetration and for proper framing (if there is a crawl space)
- Load bearing walls, inside & outside, down to and including the foundation system
Probable water penetration
Roof shingles not properly installed
Major crack in foundation
STRUCTRUAL / RECAP

- TOP TO BOTTOM

- ROOF DOWN TO FOUNDATION
MECHANICAL

- Check all built in appliances
- Dishwasher, disposal, oven, range top, kitchen vent, garage door operators, ceiling fans, etc.
- Central heating and cooling
ELECTRICAL

- Starting from where power connects to house
- Breaker panel, where the breakers are
- To all accessible outlets, switches
- All accessible wiring
Old Knob & Tube wiring should be replaced
PLUMBING

- Check for proper operation of all the sinks, faucets, commodes, bath tubs, shower, water heaters, etc.
ADDITIONAL INSPECTIONS

- Hydrostatic test of Cast iron drain lines below house (performed by a Plumber)
- Termites
- Stucco
- Chinese Drywall “2006”
- Pool (performed by Pool Specialist)
- Infrared / Thermal Imaging
- Environmental (performed by Specialist)
  - Mold, Lead, Asbestos, Radon
QUESTIONS?

Call 713-723-3330

Or email us at Office@FoxInspectionGroup.com

Additional information available on our website www.FoxInspectionGroup.com