



President's Column Central Hill Country Board of REALTORS®



by Sarah Wanek, 2024 President



QUESTIONS TO ASK BEFORE A HOME INSPECTION

Whether you've had a home inspection done before or this is your first time, there are a few basics buyers should be familiar with. Here are five common questions and answers to help clarify the process.

WHO PAYS FOR IT?

The buyer chooses the inspector, pays the inspector directly for the inspection, and the inspection report generated belongs to the buyer. Get recommendations for a home inspector from friends, family, and your REALTOR®, and make sure whoever you chose is licensed by the Texas Real Estate Commission.

WHAT DOES AN INSPECTOR DO?

The inspector will go through the property and make note of any damage, need for repairs, or maintenance issues, and then give you a copy of the completed report based on those findings. It's important to know that there could be defects a home inspector will not find and wouldn't be expected to find if the defects are in areas with limited or no access. For example, your inspector may recommend getting a structural engineer for a closer look at the foundation.

WHEN SHOULD I GET AN INSPECTION?

Your REALTOR® will discuss including a termination-option period in your contract to purchase the home. This is an amount of time during which you can conduct inspections, negotiate with the seller for repairs, and still have the option to terminate the contract.

WHERE SHOULD I BE DURING THE INSPECTION?

You don't have to be at the property during the inspection, but it can help you better understand the process and get to know the property. Ask your inspector if you can be there to observe and ask questions during the inspection.

WHY SHOULD I HAVE THIS DONE?

Buying a home is probably the largest investment you will ever make, so you want to know as much as you can up front. A home inspector will point out items that need regular maintenance and identify any problems.

After your inspection is complete, talk with your REALTOR® to determine if there are any issues you want to ask the seller to address before you move forward.

~courtesy Texas REALTORS®~

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