

Frequently Asked Questions

Why do I need a home inspection?

The inspection report will give you a snapshot of the condition of the home at the time of the inspection. You will then be able to use the knowledge gained to make an informed decision about the pending real estate transaction.

How much does a home inspection cost?

The average cost of a home inspection is \$400. However, the age and size of the home as well as the number of bathrooms, A/C units, water heaters, fireplaces, and type of foundation may affect the cost.

How long does an inspection take?

An average 2,000 square foot, three bedroom, two bath home will take approximately 3 hours.

Should I be present for the inspection?

I recommend that my clients attend the last 30–45 minutes so I can explain my findings prior to them receiving the final report.

When do I receive my report?

The final report will be emailed to you no later than the end of the next day. This will be a detailed report (40 – 50 pages) with all the findings and pictures.

Should my realtor receive a copy of the inspection report?

Yes. Your realtor should be assisting you in determining if any items in the report are significant enough to warrant negotiation with the seller.

Q. Will your report show every defect in the home?

A. A residential home inspection is a limited, non-invasive examination of the building components and condition of a home at the time of the inspection. Although I will do my best, it is impossible in just a few hours to detect every defect in a home. When you own a home, unexpected repairs happen and should be anticipated.

Can an experienced contractor do my home inspection?

The State of Texas requires home inspectors to be licensed.

Can you appraise the value of my home?

An appraiser determines the home and property value, whereas a licensed home inspector determines the condition of the home and its components.

Do I need a WDI report?

Not necessarily. However, it is highly recommended as termites are a common problem in the state of Texas. There is a 65% chance of getting termites when a slab foundation house is 20 years or older. I use a third party company EZ Pest Solutions who specialize in pest control.

Do you inspect for mold and other hazardous material that may be present in the home?

The State of Texas does not certify home inspectors to assess lead paint, urea formaldehyde, asbestos, radon gas, toxic or flammable chemicals or substances, any type of molds or water and airborne diseases, and rodents or insects.

Do you access and inspect septic systems?

I recommend a sanitary engineer or a certified septic inspector be hired to inspect septic systems.

Should I be present for the home inspection?

Yes, you are encouraged to attend the entire inspection. The findings of the inspection are best explained during the inspection process. Onsite, the client has the opportunity to ask questions in person and learn important maintenance details.

Do you access roofs and crawl spaces?

Yes, in the vast majority of cases. However, if the inspector considers it unsafe to crawl under a house or walk on a roof, the inspection of these items may be limited. Examples of unsafe conditions would be snow or ice on the roof, lightning strikes while trying to access a roof, water pooling under a house or the inspector just can't fit under a house.

Are you available to answer questions after I move into the home?

Yes, we want to assist you any way we can in clarifying the information in the report even after you've moved in to your new home.

Do you do repairs?

No, we do not perform repairs on homes we inspect. We exclusively perform inspections and point out things that need immediate repairs and potentially need to be repaired.

Why should I choose Triple Pass Home Inspection?

We're a family business with the goal of giving you the confidence you need in making decisions by providing the facts about your investment. Our goal is to give you more than you expect. With TPHI, you know you'll be informed before, during and after the inspection. Professionalism, Integrity, Pride, and Commitment to you are our core values and those we live by each and everyday.