



**Home Experts**  
(817)938-8450

---

**Please provide the name of the inspector and his credentials:**

William Lee

**A+ Home Experts**

Professional Real Estate Inspector (highest rating state offers)

License number 6983

[www.aplushomeexperts.com](http://www.aplushomeexperts.com)

**Does the inspector have a list of items to be reviewed?**

I don't specifically have a "list" as it would be too extensive and changes with each type of house - but what we do check:

- Foundation
- Grading and drainage
- Roof
- Attic
- Inside walls / Exterior walls
- Electrical service / branch service
- Heating and Cooling system
- Plumbing
- Appliances.

**What do you get with a home inspection?**

- Peace of mind a professional is checking the house.
- A report written from a neutral point of view.
- A formal document that can be used for negotiation.
- A methodology we have developed from the experience of inspecting houses developed from almost 20 years of experience

Keep in mind that a home inspection has no "enforcement" for the findings in the report. Meaning if a inspector reports half of the entire roof is missing that is covering the house – it is for your education and knowledge. There is no requirement for the home owner to correct or fix anything. An inspection report is designed to help you make a good buying decision.

**Does the Inspector Carry insurance?**

Yes, it is required by the state to carry E&O insurance.

**Is the Home Inspector certified? I want to make sure the Home Inspector is with a trusted organization.**

A home inspector must be certified / licensed by the state. There are three levels of licenses the state has for home inspection and "Professional" home inspector is the highest level the state offers. We have carried our license for over 17 years. It has been our full-time job for those 17 years and is not a side job that we do part time.

Also, we are active and contributing member of ATREI (Association of Texas Real Estate Inspectors). This has been an excellent group for ongoing education and communication among inspectors.

**What is not typically covered in a normal home inspection?**

The governing body for home inspections is the Texas Real Estate Commission (TREC).

Therefore, TREC defines what a home inspection is and is not. The document with these "definitions" of a home inspection is known as the standards of practice (SOP). So, here is the definition (formally) of what a home inspection is according to the TREC SOP:



(3) For the purposes of these standards of practice a real estate inspection:

(A) is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection;

(B) is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector; and

So keep in mind a inspection is not a complete and comprehensive in depth dissection of a house. We are trying to take a through look at the house to identify the main issues with the house so that you can call in experts to further evaluate the specific issues further.

An inspector is not a contractor and can not perform work on the items called out in the report or give estimates. That is why you typically follow up after an inspection with experts for specific issue/concerns (plumber, electrician, H/VAC technician, roofer, etc.).

To summarize – **an inspection just reports the facts of a house – as defined by the state.** It is not:

- Troubleshooting why something does not work.
- Any type of “code” inspection.
- Not a comprehensive list of EVERYTHING wrong with a house.

#### **How long will the inspection take?**

For a house up to 3,000 sf we figure 2-3 hours to do the inspection, hour to key it in, and an hour to review with you. We normally schedule either a morning time slot or afternoon time slot. It all matters how much we have to document at the house. If house is in good condition, all those times will be lowered. Above 3,000 sf we figure about a hour per 1,000 sf (4,000 sf will take about 4 hours)

#### **Are we supposed to be on-site with the inspector?**

The bottom line is that this is your home inspection and you have the right to be there while we do the inspection. There is no requirement for you to be present at the inspection and all details can be done over the phone if your schedule does not allow time for you to be on-site.

Most of the inspection process is not too exciting – and for part of the inspection we will literally be sitting at the computer keying in the report. I find the best way to you use your time is to let us do the inspection, when we start to key in the report we will call/text when we are about :45 minutes out, then come on-site, review the report and we will go around to answer any questions you may have. We will then conclude the inspection, settle up, and email the report to you.

#### **When is payment due and how do we pay for an inspection?**

You can pay for the inspection at any time, we accept cash, check, and credit cards. You can pay face to face, over the phone, or via our web site; before the report is emailed to you the report should be paid. The second page our report is an invoice for your reference.