

# What to Expect as a Seller When the Inspection Report Arrives

One of the most stressful parts of selling your home can be the inspection process. Many sellers are surprised—even shocked—when they see the inspection report. It's completely normal to feel that way. After all, you've lived in your home and cared for it, and suddenly a long list of items shows up that might make it look like something is “wrong” with the house.

Here's the truth: **every inspection report looks long**. That doesn't mean your home isn't marketable or that you've done anything wrong. The key is understanding what the inspection is, what it covers, and how buyers in Texas can use it.

## What a Home Inspection Is (and Isn't)

In Texas, home inspections are performed by **licensed professionals** who follow strict guidelines. Their job is to identify the current condition of the property and note anything that doesn't meet today's building standards or safety codes.

It's important to remember:

- **Most homes will not be 100% up to current code.** Even newer homes usually have items noted.
- Inspectors often include *every little thing* they find, from loose doorknobs to hairline cracks in concrete, to help the buyer understand the property in detail.
- The report is not a “pass or fail” test—it's an information tool.

## What Inspectors Look At in Texas

A licensed Texas home inspector will review all of the major systems and structural elements of the home, including:

- **Foundation & Structure** – visible signs of movement, cracks, drainage issues.
- **Roof & Attic** – condition of shingles, flashing, ventilation, and insulation.
- **Plumbing** – visible leaks, water pressure, fixtures, water heaters.
- **Electrical Systems** – panels, wiring, outlets, grounding, GFCI/AFCI protection.
- **HVAC (Heating & Cooling)** – furnace, air conditioner, ductwork, thermostat.
- **Appliances** – built-in kitchen appliances and sometimes other systems.
- **Interior & Exterior** – windows, doors, walls, ceilings, flooring, grading around the house.
- **Safety Items** – smoke detectors, carbon monoxide detectors, stair railings, etc.

## Why Buyers Ask for Repairs (or Money)

In Texas, buyers have what's called the **Option Period**—a window of time where they have an **unrestricted right to terminate the contract for any reason**. That means they can back out if they don't feel comfortable after reviewing the inspection report.

Because of that, many buyers use the inspection report as a way to:

- Ask for repairs to be completed before closing, **or**
- Request a credit or reduction in price to cover the cost of future repairs.

Some buyers make very reasonable requests, focusing only on major safety or functional items. Others may ask for more than is realistic.

## How Sellers Should Handle Inspection Results

The most important thing to remember: **don't panic**.



## What to Expect as a Seller When the Inspection Report Arrives

- Expect the report to be long and detailed. That's normal.
- Understand the buyer may ask for things, but you are not obligated to agree to everything.
- Work with your agent to determine what's reasonable and what's not.

A smart approach is to focus on **health, safety, and major systems**. Small cosmetic or minor maintenance items can usually be negotiated away or left for the buyer to handle.

### Final Thoughts

The inspection process can feel overwhelming, but it doesn't have to derail your sale. With the right expectations, you'll be prepared for what's coming and ready to work through negotiations calmly.

Remember—**the goal isn't a perfect house, it's a fair deal for both parties.**

As your listing agent, I'll help you interpret the report, respond strategically, and keep the transaction moving forward.

