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LOCAL KNOW-HOW FOR AGENTS

Common Findings in Houston-Area Homes

What inspectors often look at closely in Greater Houston, what it can mean, and when a specialty inspection may be worth recommending to your clients.

What local conditions put on the report

Greater Houston's expansive clay soils, heavy rain events, heat, and humidity shape many of the conditions an inspector documents. None of these automatically means a home is a bad buy. They are areas to understand, prioritize, and sometimes evaluate further.

Area	What an inspector may note	How to talk about it with clients
Foundation movement	Clay soils swell when wet and shrink when dry. Signs of movement can include cracks in brick or drywall, doors that stick or don't latch, and uneven floors.	Some movement is common here. The report describes what was observed; if the inspector recommends further evaluation, a structural engineer can assess it.
Grading & drainage	Soil sloping toward the home, short or missing downspout extensions, clogged gutters, or water pooling near the slab.	Drainage issues are often among the more manageable fixes, and they matter because moisture changes affect clay soils and foundations.
Roofing	Worn or damaged shingles, lifted or missing flashing, storm damage, and attic signs such as stains or limited ventilation.	Inspectors evaluate visible condition; they don't certify remaining roof life. A roofer can give repair or replacement input.
HVAC & humidity	Condensate drain and pan issues, attic equipment with water stains, temperature performance, and ductwork or insulation concerns.	Houston systems work hard. Service history is helpful, and an HVAC technician can evaluate performance issues the inspector flags.
Plumbing & sewer lines	Leaks, water heater installation concerns, slow drains, and signs of older materials such as cast iron drain lines in older homes.	A general inspection can't see inside buried lines. Slow drains or an older home are good reasons to consider a sewer camera.
Pools & spas	Equipment operation, visible leaks, safety items such as barriers, gates, and drain covers, and surface or deck condition.	Pools add systems and safety items worth a closer look; a dedicated pool and spa inspection covers them in more depth.

When to suggest a specialty inspection

Specialty inspections look deeper at systems a standard home inspection covers only partly or not at all. Romeo is InterNACHI certified in each of the four below.

Sewer camera

- Older homes, or homes with mature trees near the sewer line
- Slow drains, gurgling, or a history of backups
- Homes that have been vacant for a while

A camera is run through the line to look for roots, breaks, offsets, bellies, and blockages.

Pool & spa

- Any property with an in-ground or above-ground pool or spa
- Pumps, filters, heaters, controls, lights, and safety items
- Useful for buyers who are new to pool ownership

Well & septic

- Properties on private water or an on-site septic system
- Common on acreage and at the edges of the metro area
- Ask sellers for service records and tank location

Irrigation

- Any home with an in-ground sprinkler system
- Broken heads, leaks, coverage gaps, and controller operation
- Heads spraying the foundation or siding, which can add moisture near the slab

Other referrals you may see in a report

A structural engineer for foundation concerns, a licensed electrician, plumber, HVAC technician, or roofer for system-specific repairs, and a licensed mold assessor if suspected microbial growth is noted. These referrals mean “get a specialist’s opinion,” not “something is definitely wrong.”

Questions about a property or an inspection?

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Inspections performed through BPG · InterNACHI certified: pool & spa, well & septic, sewer camera, irrigation

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