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A Note from Ann:

Home Inspections: What to Expect

When you are buying a new (to you) home you really should have inspections done. There are 3 main types of inspections we recommend in this area: Home Inspection, WDI Inspection (Wood Destroying Insect or Termite), and Septic Inspection (if applicable). We're going to discuss the Home Inspection here and will get into the other 2 and New Home Inspections next month.

Home Inspections are not required by anyone and the home does not "pass" or "fail" a home inspection. The home inspection is for the buyers eyes (and his agent) only and therefore is a buyers expense. The lender, title company, and seller do not get copies. I **highly** recommend a home inspection so you are aware of what you are getting into. Once you close - it's too late; so better to know up front.

The inspector will look at the whole home, from the foundation to plumbing, electrical, appliances, structure, attic and roof. (Note: If you have an outbuilding or guest house, these will need to be "added" to the normal inspection). They will point out any discrepancies found - which is what you are paying them to do. This can be a little overwhelming as it may appear to be a lot at first, when in reality most of it is probably very minor. If you're going to ask the seller for repairs, we recommend you ask for any safety issues or major issues within the big 4: Foundation, Roof, Plumbing, and Electrical. The amount the seller will repair is, of course, directly related to the amount they came down on the sale price (i.e.: the better the deal you're getting, may mean less repairs). Both sides need to be reasonable during repair negotiations - you're not buying a brand new home and every home requires regular maintenance. Let your agent guide you if you are unsure - we see a lot of these and know what's worrisome and what's not.

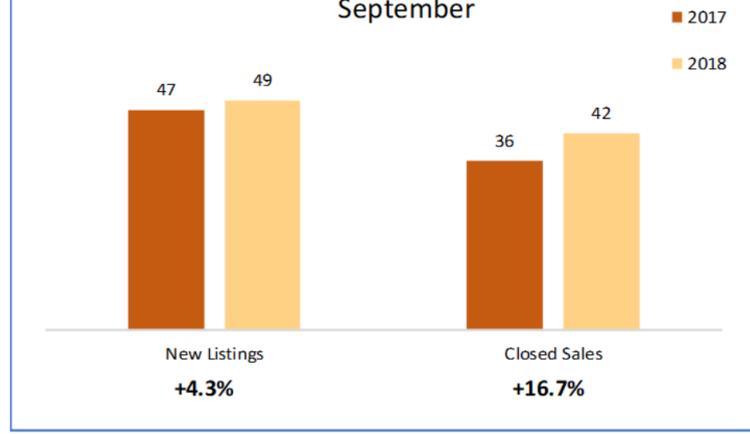
Keep in mind the inspector only inspects what they can see - they cannot inspect behind the walls, if it's summer they cannot inspect the heater (or vice versa), spaces they cannot get to cannot be inspected, etc. Home inspections range from \$275 - \$450. Don't try to save a few hundred dollars and discover a problem that will cost thousands later. Better safe than sorry!

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Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for September was \$234,148, which is up +7.2% from the previous year. The average home sale price for 2018, so far, is \$227,569, which is up +6.8% from 2017.



Around Town

Upcoming Events

Now—November 3rd - Barton Hills Farms Fall Festival

Get lost in our 5-acre corn maze, pick your favorite pumpkin, feed the farm animals, and enjoy more than 30 exciting family activities while you listen to live Texas country & bluegrass music! Come hungry and enjoy Tex-Mex, BBQ, wine/beer and more! To purchase tickets and for more information, [click here](#).

Now—November 3rd - Scream Hollow Wicked Halloween Park

Take a ride down a county drive to experience a "real" haunted house this Halloween season. The largest and scariest Halloween Event in Texas with 20 Acres of Screams! Scream Hollow includes three haunted houses — Mansion of Terror, Lost Pines Zombie City, and Slaughter Circus. The Park also has movies, retail, music, the Cackling Witch Café and Bakery, and the Rabid Bat Vampire Bar. Open 7 pm to 12 am. Tickets range from \$6-34 depending on how many attractions you want to see. For more information or to purchase tickets, [click here](#).

October 6th - Ball Farm Goat Yoga

Relax in a whole new environment! Open air yoga surrounded by sunshine and the sounds of birds and wind is the perfect addition to your self-care routine. Plus, goats! Experience the fitness trend that is widespread throughout the yoga community. 1-hour Vinyasa class. Kid and beginner-friendly. \$25/person. Classes at 10am & 11:30am. For more information, [click here](#).

October 13th - Smithville Photo Festival

Photographers, let your inner photographer snap! The Smithville Film Commission invites all levels of photography enthusiasts, models and set builders. Event includes photo contests, model contest, and an Instagram walk! Train Rides, Wild West Gun Show, Historic Main Street, Railroad Cars, Depot & Much More Make for unique photo opportunities. What's more, there will be a unique viewing of "Hope Floats" to celebrate the 20th anniversary of the movie being filmed in Smithville on Main Street at 7 p.m. on Friday, October 12th. Wristbands are \$15. For more information or to register, [click here](#).

October 27th - Elgin Hogeye Festival

The Hogeye Festival features a BBQ cook off, handmade arts and crafts, car show, live music, kids area, concessions, carnival, talent show, dessert contest, dart contest, pig puns and fun for the whole family! For more information, [click here](#).

Turn it Down

If there's one thing you can count on when you own a home, it's the arrival of the energy bill each month. One homeowner's energy costs will be higher or lower than the next, but there are easy ways to save a little money each month.



Use the dishwasher. Dishwashers, especially Energy Star appliances, are more efficient than washing dishes by hand. It's also important to load your dishwasher as effectively as possible. So check your manual for the best way. If you don't own a dishwasher, save water by turning the tap on only when you need to rinse.

Unplug idle electronics. Electronics and appliances still use standby energy even when not in use. Since unplugging every cord in your home is not feasible, consider using power strips with multiple plugs that you can turn off and on with the flip of a switch.

Circulate air with fans. Even with central air conditioning, it can be tricky to keep every room at a steady temperature on hot days. Position standing fans to circulate air throughout your home, rather than lowering the AC thermostat temperature. If you have ceiling fans, make sure they're circulating in the correct direction: counter-clockwise during the summer—so air is being pushed down—and clockwise in the winter.

Measure laundry loads. Washing clothes in cold water instead of warm saves energy. And make sure there's enough space inside the dryer for hot air to circulate, or you could end up running two cycles.

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