

# Home Inspection Essentials

The inspection is designed to give the real estate agent or prospective purchaser a system to detect some of the readily accessible major flaws or deficiencies in the significant components and systems of a home. It is not designed to, nor does it profess to facilitate detection of all flaws, problems or occurrences that might exist in any given home.

## Home Inspection Items Not Inspected

A home inspector's standard practice typically does not include the following, for which a specific license to inspect and identify is required:

- Asbestos
- Radon Gas
- Lead Paint
- Toxic Mold
- Pest Control

The following are some typical problems or occurrences to look for in the major components and systems of the home.

### ROOF

Is the ridge (peak) showing a sag, or is it straight and level?

Is the roof sagging between the rafters or trusses?

Are there any signs of deterioration of asphalt shingles, such as curling, warping, broken edges, rounded corners or key holes(slits) becoming wider than normal?

Any loose flashing's, at the chimney, roof-to-wall connection or elsewhere?

Does the wooden roof deck appear rotten or delaminate under the last row of shingles?

Are there any roof vents visible?

### CHIMNEYS

Is the masonry cap cracked or broken?

Are any bricks flaking or missing? Mortar missing?

Is the chimney leaning?

### SOFFITS AND FASCIA

Note whether the soffit and fascia are wood, aluminum or plastic.

Any loose or missing sections?

If wood, are there any paint problems? Any visible rot?

### GUTTERS AND DOWNSPOUTS

Ensure gutters slope down toward downspouts.

Any rust or peeling paint?

Apparent leaks or loose/sagging sections?

Are the downspouts extended away from the foundations?

### WALL COVERINGS

Look for missing mortar

Are the bricks flaking or cracking?

Look for loose, missing or rotten siding, deteriorated paint.>

Does the siding appear new? Does it hide the foundation wall?

Exterior walls bowed, bulged or leaning?

### WINDOWS AND DOORS

Look for problems with paint or caulking, and rotted wood components.

Are the windows new or older? Are they the original windows? How old are they?

#### PORCHES AND DECKS

Cracking or flaking masonry?

Check for paint problems, rotted wood, and wood-earth contact.

Note any settlement or separation from the house.

Inspect the underside, if accessible.

#### FOUNDATIONS

Check for cracks, flaking or damaged masonry.

Note any water markings and efflorescence (whitish, chalky substance)

Any bowing, bulging or other irregularities?

Soft mortar?

#### LOT AREA

Does the grade slope away from the house?

Any settled/low areas next to the foundation, or cracked walks/driveway?

Is the property lower than the street or neighboring properties?

#### BASEMENT

Note any evidence of water penetration (stains, mildew/odors, efflorescence, loose tiles etc.)

#### FLOORS

Check for deteriorated coverings or cracked ceramics.

Any water staining or other damage?

Sloping or sagging?

#### WALLS

Randomly sample to check that the windows and doors work.

Are the walls straight vertically and horizontally?

Look for cracked or loose plaster.

Look for stains, physical damage or previous repair evidence.

Any drywall seams or nails showing?

#### CEILINGS

Check for cracks in the plaster or loose, sagging plaster.

Look for stains, mechanical damage or evidence of previous repair.

Seams or nails showing?

#### BATHROOMS AND KITCHENS

Check that all fixtures are secure.

Are there any cracks in the fixtures?

Note the condition of the tiles and caulking in the tub/shower area.

Are the faucets working? Do they leak? Sufficient water pressure?

Look for staining and rot under the counter-tops

Randomly sample the operation of the cabinet doors and drawers.

#### ELECTRO-MECHANICAL CONSIDERATIONS

Type, style and age of heating & cooling systems. When were they last inspected or serviced?

Type of water supply piping and drains - any visible rust and corrosion?

Size and age of electrical service - are the outlets grounded? Visible wiring in good condition?

Have there been any upgrades?