

What Will The Home Inspector Look For?

1. Water damage
2. Evidence of moisture in walls, around windows
3. Condition of Roof (age)
4. Wiring (aluminum)
5. Outlets grounded & properly installed
6. Condition of basement walls
7. Structural defects
8. Drains work
9. Lights work
10. That the appliances all work (stove, dishwasher, fridge, washer, dryer)
11. Furnace (age, heat exchanger)
12. Carbon monoxide
13. Window seals (condensation in windows)
14. Insulation in the attic
15. Water pressure
16. Grading & drainage around the home
17. Downspouts in place
18. Sealant in tubs
19. Grout cracked or sealed
20. Moldy grout or caulking
21. Garage door
22. Evidence of moisture around toilet
23. Types of trees in the yard (will they plug drains)
24. Find any latent defects
25. Exterior structure of the home
26. Cracks in basement/foundation
27. Door seals & work
28. Check the electrical & plumbing systems (electric panel/type of piping & age)
29. Hot water tank (estimate age)
30. Check for obvious signs of mold or environmental conditions
31. Recommend preventative maintenance
32. Safety issues ie) railing on stairs or deck
33. Rotting of wood ie. decks, fences
34. Ensuring water taps outside are off in winter
35. Building code issues
36. Insect/pest problems
37. Retaining wall issues