

Structural Inspection

It is imperative that the home is structurally safe. Structural aspects inspected include roof structure, attic, floors, ceilings, walls, columns basement or crawl space and foundation. Attend the home inspection with your own home inspection checklist. Note areas unable to view due to clutter, such as floor areas in a closet or bedroom. Record the inability to view basement walls or access living or storage areas. This could indicate more serious damage that requires expensive repairs.

Roofing and Exterior Inspection

Roofing and exterior components generally refer to aspects outside the home. The inspector examines the deck, patio, exterior windows and doors and trim around them, wall cladding flashing and trim, eaves and soffits. Garage door openers are also checked for proper functioning. The inspector checks the grade of the property to ensure water drains away from the home and outbuildings.

HVAC, Plumbing and Electrical Inspection

Air conditioning, heating, plumbing and electrical are all examined for proper performance. The inspector checks for the proper installation and function of vent systems, water and waste drainage, the hot water system, the water source and distribution and everything that requires utilities. The chimney and flue are examined, as well as the gas source, vents and lines. Inspectors scrutinize the proper functioning of appliances to see if there are plumbing or electrical issues. They check the sump pump, main water shut-off and electrical wiring to ensure proper installation and functioning. Inspectors look for a working smoke detector in every room.

Interior Inspection

Ceilings, floors, walls and stairways are part of the interior inspection. Steps, balconies, railings, windows, doors and locking mechanisms are checked for proper functioning and safety. The inspection includes checking for water damage and harmful microbes, such as mold or termites. Inspectors note any adverse conditions or dangerous findings.

Insulation and Ventilation Inspection

The home inspection includes a check of the ventilation in the bathroom, kitchen and attic. Inspectors scrutinize the foundation and subfloor for appropriate ventilation and insulation. In mandatory geographic areas, they look for appropriate vapor barriers installed in basements or crawl spaces. Missing materials or improper installation is noted, as well as damage or unsafe conditions.