

## What Your Home Inspection Should Cover

- ▶ Siding: Look for dents or buckling
- ▶ Foundations: Look for cracks or water seepage
- ▶ Exterior Brick: Look for cracked bricks or mortar pulling away from bricks
- ▶ Insulation: Look for condition, adequate rating for climate
- ▶ Doors and Windows: Look for loose or tight fits, condition of locks, condition of weatherstripping
- ▶ Roof: Look for age, conditions of flashing, pooling water, buckled shingles, or loose gutters and downspouts
- ▶ Ceilings, walls, and moldings: Look for loose pieces, drywall that is pulling away
- ▶ Porch/Deck: Loose railings or step, rot
- ▶ Electrical: Look for condition of fuse box/circuit breakers, number of outlets in each room
- ▶ Plumbing: Look for poor water pressure, banging pipes, rust spots or corrosion that indicate leaks, sufficient insulation
- ▶ Water Heater: Look for age, size adequate for house, speed of recovery, energy rating
- ▶ Furnace/Air Conditioning: Look for age, energy rating; Furnaces are rated by annual fuel utilization efficiency; the higher the rating, the lower your fuel costs. However, other factors such as payback period and other operating costs, such as electricity to operate motors.
- ▶ Garage: Look for exterior in good repair; condition of floor—cracks, stains, etc.; condition of door mechanism
- ▶ Basement: Look for water leakage, musty smell
- ▶ Attic: Look for adequate ventilation, water leaks from roof
- ▶ Septic Tanks (if applicable): Adequate absorption field capacity for the percolation rate in your area and the size of your family
- ▶ Driveways/Sidewalks: Look for cracks, heaving pavement, crumbling near edges, stains