



The Top Ten Things a Home Inspector Will Look For

One of the best investments a home buyer can make is to have the house inspected by a professional home inspector. Whether you are a buyer or seller, it's valuable to know the top ten things the inspector will look for.

1. Quality of the roof – The roof is one of the major structural protective elements of the house and thus warrants a great deal of scrutiny.

2. Lot grading and drainage – Improper drainage is a major source of water infiltration and related water damage to a structure.

3. Electrical Wiring – Sufficient power loads, wiring, grounding, and overload protection will be diligently inspected at the power panel, at all major appliances, and each outlet. Comments will be made regarding if there are sufficient fuses or circuit breakers in the power panel.

4. Plumbing – The type of water supply pipe (copper, galvanized, PVC, PEX) and their compatibility, quality of workmanship, and code compliance will all be noted. Waste lines will be inspected for pitch run and proper venting. Each faucet and appliance will be tested for proper flow.

5. Structure – The structure integrity of the house will include inspection of the foundation, floor joists, load bearing walls, attic rafters, and window & door headers.

6. Heating System – The heating system and water heater will be checked for proper output and proper venting of exhaust gases.

7. Ventilation – In an era of high energy costs it is common for home owners to tightly seal up their home. While that is understandable, proper ventilation of bathrooms, kitchens, and basements are required to reduce moisture and prevent the rotting and weakening of structural elements.

8. Exterior Integrity – The exterior sheathing of the house will be examined for quality and being intact to prevent air or water infiltration. Special attention will be made around windows and doors.

9. Gutters / downspouts / splash blocks – Inspections will be conducted to assure that rainwater is properly collected and deposited away from the foundation.

10. Slipshod Maintenance – Notation will be made regarding any sub-par construction, electrical, plumbing, or maintenance needs.

An ounce of prevention is worth a pound of cure.

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