



Home Inspection Process and Common Findings

THANK YOU for choosing to work with us! We decided to put together this guide to help you better understand our process of home inspection, what we look at, and share the common defects we find. This is not an all-inclusive listing, but we hope it gives you a guide/tool to use as you are looking at houses!

• Exterior, Site, & Roof

- **Exterior** - Siding, Exterior Doors/Windows, Eaves & Soffits, Exterior Lighting, Deck & Porch, Patio, Stairs, and Exterior Plumbing
 - Loose/damaged siding, decayed trim/doors, missing or old deteriorated caulking, improper deck construction (no joist hangers, missing lag bolts), missing or improper handrails, and loose/leaking hose bibbs.
- **Site** - Driveway, Walkways, Retaining Walls, Grading, Drainage, and Trees/Shrubs
 - Negative grading, vegetation that needs trimmed or removed, and cracking/deteriorating concrete.
- **Roof** - Style, Covering Condition, Repairs, Exposed Flashing, Skylights, Gutters & Downspouts, Penetrations, and Chimney
 - Temporary fixes (flex seal, tar), exposed nails, aged/weathered shingles, gutters clogged, diverters missing/too short, chimney cap missing, cracked crown, and efflorescence.

• Interior Living Areas

- **Bedrooms and General** - Ceilings, Flooring, Doors, Windows, Stairs & Railings, Lighting & Electrical, Heat & Air source, Fireplace, Closets, and Moisture & Mildew
 - Moisture stains/repairs, non-functional/damaged seal windows, improper railings, lights not working, missing heat source in bathroom or laundry.
- **Kitchens** - Cabinets (doors, drawers, & counter tops), Plumbing, Ventilation, Appliances (leaks and functional)
 - Leaking drains, improper trap, garbage disposal not working, dishwasher leaking.
- **Bathrooms** - Toilet, Sink, Shower, Bathtub, Exhaust, Ceiling, Functional Flow, and Functional Drainage

- Leaking drains, improper trap, loose toilets, sink not draining, exhaust fan not drawing air well.
- **Garage**
 - Garage Door & Opener, Ceilings, Flooring, Doors, Windows, Fire Protection, and Safety
 - No handrail at stairs, attached garage door is not fire resistant or self-closing, auto stop not working, and missing safety cable on certain door types.
- **Attic, Crawlspace, & Foundation**
 - **Foundation** – Foundation type, access, moisture intrusion, and condition
 - cracking, moisture intrusion
 - **Crawlspace** - Insulation, Ventilation, Vapor Barrier, Floor Joists, Sub Flooring, Drainage, and Moisture & Microbial Growth.
 - Missing vapor barrier, moisture intrusion, missing insulation, and improper floor repairs.
 - **Attic** - Access, Insulation, Roof Framing, Ceiling Framing, Sheathing, Ventilation, Roof Penetrations, Moisture & Microbial Growth
 - Moisture intrusion, poor ventilation, and bathroom exhaust venting to attic.
- **Electrical**
 - Service Entrance, Service Drop or Lateral, Main Panel, Sub Panel(s), Breakers and Branch wiring, Receptacles, Fixtures, Switches
 - Entrance line tree interference/clearance, missing/incorrect screws, improper wiring of panel, different manufacturer breakers, loose plugs, missing cover plates, open grounds, and no GFCI protection or not functional.
- **Plumbing**
 - Water Service, Water Entrance, Supply Pipes, Drains, Vent Pipes, Waste System Type, Water Heater, Cross Connections, Gas Meter, Gas Lines, and main shut off locations.
 - Leaking pipes and fixtures, hot water tank missing TPR pipe and drain pan, hot water tank age, and corrosion or leaking signs.
- **Heating & Cooling System**
 - System Type, Energy Source, Thermostat, Heat Distribution, Unit Venting a, Air Filters, Conditioning Type, & Air Distribution
 - Systems at or beyond life expectancy, debris/rust (needs cleaned and serviced), disconnected vents, low performing AC (usually related to age).

As always, feel free to reach out for any questions. We are always willing to help and answer any questions! Sincerely,



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