

Essential Home Inspection Checklist

A home inspection varies based on the property type; however, these fundamental elements should be examined by a home inspector. Use this list to assess potential properties you're considering:

STRUCTURE: Evaluate the foundation and framing as they define the home's resilience against weather and gravity.

EXTERIOR: Assess sidewalks, driveways, windows, doors, siding, trim, and surface drainage for any concerns.

ROOFING: Note the roof's age, flashing condition, drainage systems, shingles, gutters, downspouts, skylights, and chimneys.

PLUMBING: Inspect water supply, drainage systems, water heating, fuel storage, drainage pumps, and sump pumps for issues like poor pressure, corrosion, or banging pipes.

ELECTRICAL: Check the condition of wiring, service entrance wires, panels, breakers, fuses, and the number of outlets in each room.

HEATING: Examine the heating system's condition, venting, flues, chimneys, water heater age, adequacy, speed of recovery, and energy efficiency.



AIR CONDITIONING: Review the cooling system's energy source, central, and through-wall equipment, considering its age and energy rating.

INTERIORS: Detect plumbing leaks, insect damage, rot, and construction flaws by assessing walls, ceilings, floors, stairs, railings, countertops, cabinets, and garage doors.

VENTILATION/INSULATION: Inspect insulation and ventilation in attics, crawlspaces, and walls for energy efficiency and to prevent moisture buildup.

FIREPLACES: Examine proper installation of fireplaces, including the vent, flue, and solid fuel-burning appliances for safety.

For information contact your Silvercreek® Realty Group agent for additional recommendations on home inspections.

Final Walk-Through Checklist: Must-Check Items

Before the excitement of closing day, reserve time for a final walk-through, a crucial step to ensure your new home meets your expectations. Here's a list to cover during this critical inspection:

REPAIR VERIFICATION:

Confirm that all requested repairs have been completed. Obtain copies of paid bills and warranties for reference.

PROPERTY INTEGRITY:

Check for any major alterations to the property since your last viewing.

INCLUDED ITEMS:

Ensure items agreed upon in the sale, such as draperies, lighting fixtures, etc., are intact and present.

EXTERIOR CONSIDERATIONS:

Confirm screens and storm windows are in place or properly stored.

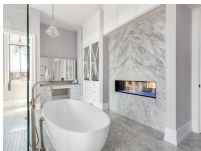
- Verify that no plants or shrubs have been removed from the yard.

APPLIANCE FUNCTIONALITY:

Test all appliances—dishwasher, washer, dryer, oven, etc.—to ensure they are fully operational.

HOME SYSTEMS:

- Review the home systems with the seller
- Ensure the intercom, doorbell, and alarm systems are functioning.
- Verify the hot water heater is in working condition.
- Check the functionality of the heating and air conditioning systems.



GARAGE AND REMOTES:

Ensure the garage door opener and all related remotes are available and functional.

DOCUMENTATION AND CLEANLINESS:

Verify the availability of instruction books and warranties for appliances and fixtures.

Confirm the removal of all personal items and debris from the property, including the basement, attic, every room, closet, and crawlspace.

The final walk-through serves as your last opportunity to ensure the home is in the expected condition before closing. Prioritize these checks to avoid any surprises post-purchase.