

What Does a Home Inspection Include?

- **Roof and Ventilation** - roof type, condition, defects observed, penetrations, gutter material and condition, downspouts, chimney, ventilation
- **Exterior Grounds** - proper grading, drainage, vegetation, walkways, steps, patios, decks, retaining walls
- **Exterior Walls** - structure, covering material, condition, windows, doors, trim, porch, steps, electrical service condition, electric meter
- **Exterior Grounds** - exterior foundation wall condition, grading, driveway condition, walkways, vegetation clearance
- **Garage** - roof, gutter material and condition, wall structure, exterior covering, floor, electrical, door operation / safety system
- **Attic** - access type, framing system, roof decking, moisture penetration, floor system, ventilation, soffit vent operation, insulation, bathroom vent ducting
- **Bathroom(s)** - location, shower, surround, sink, toilet, drains, caulking, floor, ventilation, GFI test, functional flow test
- **General Interior** - ceilings, walls, floors, doors, windows, stairs, outlet testing, CO monitor, smoke detectors
- **Kitchen** - cabinets secure and operational, counters, dishwasher, sink, drains, disposal, refrigerator, range, ventilation, GFI, outlets
- **Laundry** - washing machine, dryer, dryer power, dryer ductwork, drain installation
- **Heating System** - age, furnace/ boiler, energy source, combustion air source, thermostat, safety shutoff, flue pipe, ductwork, vent pipe
- **Air Conditioner** - age, split system, heat pump, exterior condition, operational test if above 65 degrees, energy source
- **Domestic Water Heater** - type, age, energy source, capacity, safety relief valve, safety pipe extension, exterior corrosion, operational test
- **Electrical** - main panel size and condition, main disconnect, breaker rating and condition, wiring type, double taps, grounding
- **Plumbing** - public/private, main entry pipe, water meter, main shutoff, interior supply lines, flow test, waste piping, waste cleanout, vent piping, house trap
- **Basement** - access, foundation walls, ceiling framing, floor, water staining, dampness, ventilation, pier support system, drainage, sump pump, floor above, insulation, beam material, windows, chimney
- **Crawlspace** (if applicable) - access, vapor barrier, ventilation, floor, walls, ceiling framing, moisture, insulation, floor structure above
- **Safety Concerns** - GFI testing, smoke detectors, carbon monoxide monitors



(315)727-4979

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What is NOT Included in a Home Inspection?

- An inspection will not identify concealed or latent defects.
- An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection will not determine the suitability of the property for any use.
- An inspection does not determine the market value of the property or its marketability.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not include items not permanently installed

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