

# What Is Inspected During A Home Inspection

## Exterior:

- Siding Materials, Paints, Sealants, Windows, Doors, Walkways, Driveways, Decks, Railings, Fences, Lot/Lawn/Vegetation Conditions, Grading and drainage, Basement, foundation, crawlspace, water penetration identification, foundation movement, Irrigation Systems, Outdoor electrical components, Outdoor plumbing components, Eaves, Soffits, Fascia Boards, Trim Components Etc.

## Roof:

- Roof Covering Materials, Sealants, Fasteners, Vents, Flashings, Roof Penetrations, Drip Edge, Gutters/Downspouts, Chimneys, Skylights, Trusses, Rafters, Roof Decking, Roof To Wall Connections Etc.

## Attic:

- Roof Framing, Roof Decking, Signs Of Moisture Intrusion, Insulation, Electrical, HVAC Duct System Components, Exhaust Systems Components, Proper Ventilation, Spray Foam Insulation Installations, Visible Plumbing Vent Components Etc.

## Electrical:

- Underground service entrance, Overhead service entrance, Meter, Meter Box, Meter Latch, Electrical Panels, Breakers, Wires, Receptacles (electrical sockets), light fixtures, ceiling fans, switches, GFCIs and AFCIs, Grounding and Bonding Etc.

## HVAC (Heating Ventilation & Cooling) System:

- The Heating Ventilation & Air Conditioning (HVAC) air handler system evaluation consists of a functional check along with a visual evaluation of the accessible components of the system. The HVAC fan is usually mounted in the air handler. The HVAC air handler is the distribution system for conditioned air. The evaluation of the cooling system includes both the compressor/condensing unit, usually located outdoors, and the cooling coil which is normally located in the air handler. The Inspector will conduct a cooling efficiency test (Temperature Differential AKA Delta T). Delta T is the difference between the supply air temperature and the return air temperature. Monitoring Delta T can help identify issues like poor airflow, low system performance, or impending equipment failure. The Inspector will identify the age & size of system.

## Water Heater:

- Visual inspection of the cabinet, Data Label (Verify Water Heater Age & Size), plumbing components, electrical components, measure water temperature Etc.

## Plumbing:

- Water Flow, Drainage, Faucets, Sinks, Toilets, Bathtubs, Showers, Shower/Tub Surround Materials/Sealants/Grout, Shower/Tub Enclosures/Doors, Visual Assessment of water quality, Plumbing Pipes/Valves, Plumbing Safety/Pressure Devices, Back Flow Installations Etc.

## Interiors:

- Appliances, Floors, Walls, Ceilings, Windows, Doors Etc.

If you have further questions about the inspection process feel free to contact us  
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