



## THINGS TO DO BEFORE A HOME INSPECTOR CHECKS YOUR PLACE

### What should a home inspection include?

Every inspection should include, but not be limited to, an evaluation of the following:

1. Foundation(s)
2. Roof
3. Heating & Air Conditioning Systems
4. Ventilation
5. Common Areas (for condominiums)
6. Septic Tans, Wells or Sewer Lines:
7. Insulation
8. Plumbing and Electrical Systems
9. Ceilings, Walls and Floors
10. Doors
11. Hazardous Material Concerns\* There may be an additional fee for this.

**QUESTIONS:** What will inspectors be looking for in my home?  
What are the most common defects inspectors find?

**ANSWERS:** Provide access to the electrical panel, furnace, water heater and attic openings. If the attic access is in a closet, either remove or cover the items in the closet for protection from debris from the attic.

Provide Keys to outdoor buildings or other locked access doors

Provide Information about the utilities: Is the home serviced by municipal water or a well? Is the home on city sewers or a septic system? Has the home ever had termite infestation, and if so when was it treated?

Are there any appliances that the inspector should not operate? If not, why not?

Do any of the plumbing fixtures leak or overflow?

Does the basement leak or have moisture problems?

The most common defect found concerns the electrical system. Most "do it yourself" electrical repairs result in improperly wired electrical switches and outlets. In older homes we often find that newer, three prong "grounding outlets" have been installed in place of older, two prong or "non grounding" outlets.

In newer homes, the ground fault circuit interrupters are damaged or missing, and grounding wires to the water pipes are missing or have not been connected, and on and on.

When choosing a home inspector, look for one affiliated with the American Society of Home Inspectors ([www.ashi.org](http://www.ashi.org)) or the National Association of Home Inspectors ([www.nahi.org](http://www.nahi.org)).

### A few that come highly recommended are:

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|-------------------------------------|-------|----------------|
| • Home Works Home Inspections       | Jerry | (248) 628-0567 |
| • Picket Fence Home Inspections     | Matt  | (586) 469-0488 |
| • Insight Home Inspections          | Brian | (586) 726-1988 |
| • Homeward Bound Home Inspections   |       | (800) 228-8865 |
| • Kalmeta Home Inspections          | Mike  | (586) 915-8095 |
| • Complete Home Inspection Services |       | (888) 632-4900 |