

Atlanta's Friendly Home Inspections Presents:

Surviving the Home Inspection Checklist

Use this checklist as a simple guide to follow as you walk through potential homes you're considering. This is not intended to replace a professionally trained home inspector.

Siding: *Look for dents, dings and buckling*

Foundations: *Check for cracks and/or water seepage*

Exterior Brick: *Look for cracked bricks or mortar pulling away from bricks*

Insulation: *Look for condition, adequate rating for climate*

Doors & Windows: *Look for loose or tight fits, lock conditions, condition of weatherstripping*

Roof: *Look for age, conditions of flashing, pooling water, buckled shingles, or loose gutters and downspouts*

Ceilings, Walls & Moldings: *Look for loose pieces, drywall that's pulling away*

Porch & Deck: *Inspect loose railings or steps, rot*

Electrical: *Check condition of fuse box/circuit breakers, presence of gfci outlets, number of outlets in each*

Plumbing: *Look for poor water pressure, banging pipes, rust spots or corrosion that indicate leaks, sufficient insulation*

Water Heater: *Look for age, size adequate for house, speed of recovery, energy rating*

Furnace & Air Conditioning: *Look for age, energy rating; Furnaces are rated by annual fuel utilization efficiency; the higher the rating, the lower your fuel costs. However, other factors such as payback period and other operating costs, such as electricity to operate motors*

Garage: *Check for exterior in good repair; condition of floor—cracks, stains, etc.; check the condition of the door mechanism*

Basement: *Look around for water leakage, musty-humid smell*

Attic: *Look for adequate ventilation, water leaks from roof*

Septic Tanks (if applicable): *Adequate absorption field capacity for the percolation rate in your area and the size of your family*

Driveways & Sidewalks: *Look for cracks, heaving pavement, crumbling near edges, stains*

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