



What Your Home Inspection Should Cover

- **Siding:** Look for dents or buckling
- **Foundations:** Look for cracks or water seepage
- **Exterior Brick:** Look for cracked bricks or mortar pulling away from bricks
- **Insulation:** Look for condition, adequate rating for climate
- **Doors and Windows:** Look for loose or tight fits, condition of locks, condition of weather-stripping
- **Roof:** Look for age, conditions of flashing, pooling water, buckled shingles, or loose gutters and downspouts
- **Ceilings, walls, and moldings:** Look for loose pieces, drywall that is pulling away
- **Porch/Deck:** Loose railings or step, rot
- **Electrical:** Look for condition of fuse box/circuit breakers, number of outlets in each room
- **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:** Look for exterior in good repair; condition of floor—cracks, stains, etc.; condition of door mechanism
- **Basement (if applicable):** Look for water leakage, musty smell
- **Attic (if applicable):** 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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