

A basic home inspection checklist

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In an earlier article we discussed the need for having a home inspection done. In this article we will talk about some of the things that a home inspection report should document and that you should watch out for when looking at a property.

Water Damage and Drainage: Check for white marks along the walls of the basement (or lowest floor) — persistent water leaks can leave behind noticeable mineral stains on the walls. **Mold and mildew** — this is one of the most frequent problems noted by new homeowners who have noted problems after the purchase. **Gutters** — need to be checked because they are the main contributor to mold problems. Damaged gutters allow water to drain inside the walls causing mold to develop. Check that the gutters are level, with no obvious bends or gaps. **Yard drainage** — check that the yard is sloped away from the house to keep the water flow and runoff away from the house. If you decide to use a home inspector that is recommended by the seller or the agent, then ask questions. You need to be sure that the inspector will be working for you and that they do not depend on a relationship with the agent (or seller) for their referral business if the report they give you on the property is not positive. Last but not least, **MAKE EVERY EFFORT TO BE PRESENT AND WALK THROUGH THE ACTUAL INSPECTION.**