



Anatomy of a Home Inspection

- **SIDING:** Look for dents or buckling, dry rot, paint and caulk condition
- **FOUNDATIONS:** Look for cracks, water seepage and settlement
- **EXTERIOR BRICK:** Check for cracked bricks and mortar deterioration
- **INSULATION:** Check to make sure it's adequately rated for your new climate (the higher the R value, the more effective the insulation)
- **DOORS AND WINDOWS:** How do they fit? Is it too loose or too tight? Check the condition of locks and for signs of mildew or leaks
- **ROOF:** Determine it's age and look for missing shingles, pooled water, and loose or missing gutters and downspouts.
- **CEILING, WALLS, AND MOLDINGS:** Look for cracks, water spots and drywall that is stained or damaged
- **PORCH/DECK:** Look for loose railings, planks or steps, check for tripping hazards, dry rot and earth to wood contact.
- **ELECTRICAL:** Check condition of fuse box and circuit breakers, test outlets in each room, check for wire size and type, look for potential hazards
- **PLUMBING:** Check water pressure, listen for banging pipes, look for rust spots or corrosion that may indicate leaks. Note type of waste and supply pipes and check for sufficient insulation
- **WATER HEATER:** Find out it's age and make sure it's adequately sized for the house, check insulation, installation and overall condition
- **FURNACE/AIR CONDITIONING:** Furnaces are rated by annual fuel utilization efficiency; the higher the rating, the lower your fuel costs. Check for function and air

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flow. Run both heat and a/c, checking for loose or leaking ducts. Check for proper installation.

- **GARAGE:** Look for exterior in good repair; condition of floor—cracks, stains, etc.; condition of door mechanism.
- **BASEMENT:** Check for moisture intrusion, a musty smell can be a sign. Inspect for settlement and wall, floor and ceiling conditions.
- **ATTIC:** Look for adequate ventilation, framing and access to the attic. Check for condition of or lack of insulation and spot check for roof leaks.
- **DRIVEWAYS/SIDEWALKS:** Look for cracks, heaving or uneven pavement, tripping hazards and proper drainage.

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