

What does an inspector do?

Hiring an inspector to check on the condition of your house before buying is one of the most important things you can do. It could save you thousands of dollars in home repairs down the road. Unsure exactly what an inspector looks at? Here is a low-down:

Roof

A roof is a major investment, so an inspector will make sure no major damage is involved. He/she will check the condition of the shingles, chimney, and overall integrity.



Foundation

The inspector will make sure there aren't any cracks or water damage in the foundation or walls of the house. This could be a sign of serious maintenance costs down the road.



HVAC System

HVAC stands for heating, ventilation, and cooling. The inspector will look for proper function of any of the systems that are installed, likely turning on the air conditioner or heater to make sure it works.



Plumbing

The inspector will look at sinks, toilets, bathtubs, outdoor spigots, and plumbing pipes to make sure all of these items work.



Appliances

The age and condition of appliances will be inspected (refrigerator, stove, oven, washer, dryer, etc.).



Electrical

The inspector will check the switches, if outlets have been grounded, and if there are any obvious malfunctions.

