

SIFF - Basic Property Inspections Checklist

Home inspection reports do not describe the condition of every component. This list should help ensure you are able to increase your income by selecting the best properties for your personal situation after identifying the appropriate type and location.

It's very important to thoroughly inspect any home, house, or investment property you intend to purchase before you close the transaction. There is nothing worse than purchasing something only to find out it's not what you thought it was.

The inspection report should note every item that is defective or needing service such as the following:

1. Health and safety issues
2. Roofs with a short life expectancy
3. Furnace / A/C malfunctions
4. Foundation deficiencies
5. Moisture / drainage issues
6. Plumbing, Electrical or Fire hazards
7. Excessive dry rot or wood damage

Structural Elements.

Construction of walls, ceilings, floors, roof and foundation.

Systems and Components.

Main items: Plumbing, Electrical, HVAC, Water heaters, furnaces, air conditioning, duct work, chimney, fireplace and sprinklers.

Plumbing: Identification of pipe materials used for potable, drain, waste and vent pipes. including condition. Toilets, showers, sinks, faucets and traps. It does not include a sewer inspection.

Electrical: Main panel, circuit breakers, types of wiring, grounding, exhaust fans, receptacles, ceiling fans and light fixtures.

Interior Evaluation.

Wall coverings, carpet, paint, doors, appliances, dishwasher, range and oven, built-in microwaves, garbage disposal, smoke detectors and CO2 detectors.

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Exterior Evaluation.

Wall covering, landscaping, grading, elevation, drainage, driveways, fences, sidewalks, fascia, trim, doors, windows, wood siding, lights, exterior receptacles and curb appeal.

Garage.

Slab, walls, ceiling, vents, entry, firewall, garage door, openers, lights, receptacles, exterior, windows and roof.

Other

1. Asbestos
2. Radon, Methane, Radiation and Formaldehyde
3. Wood-Destroying Organisms (Dry rote)
4. Mold, Mildew and Fungi
5. Rodents
6. Lead (Pre 1979)

This is just a short list but it's a good starting point before you purchase any property.

Currently owning and operating Real Estate is a very random process. Not having an experienced and objective third party advisor negotiating and executing on all facets of the transaction will undoubtedly leave money on the table.

Complimentary consultation

We give you a great deal of flexibility in choosing only the services you need based on solid information from the consultation process. To receive a complimentary consultation today [click here](#).

One of our team members will contact you no later than the next business day to answer your questions and schedule your complimentary review.

Sincerely,

THE SIFF TEAM

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