

New York State Licensed



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What Is A Home Inspection?

A home inspection is an examination and observation of the exterior and interior of a residential property including the grounds, the structure and the mechanical systems to determine the structural defects, broken or obsolete components, and damage due to water, wear and tear and other conditions.

Why You Need An Inspection.

Buying a home is one of the most important purchases you will make in your lifetime, so you should be sure that the home you want to buy is in good condition. A home inspection is an evaluation of a home's condition by a trained expert. During a home inspection, a qualified inspector takes an in depth and impartial look at the property you plan to buy.

The inspector will:

Evaluate the physical condition, the structure, construction and mechanical systems.

Identify items that should be repaired or replaced.

Estimate the remaining useful life of the major systems such as

Electrical, Plumbing, Heating, Air conditioning, Structure And finishes.

Home Inspections Are Not Appraisals

An appraisal is an estimate of a property's market value which is required by the lender (Mortgage Company) to ensure that the mortgage amount is not more than the property value. This protects the lender.

Important Questions

- What does your inspection cover ?
- How long have you been an Inspector ?
- Are you licensed and insured in NYS ?
- Is a certified Termite Report Included ?
- Do you offer repairs ?
- How long will it take ?
- How Much will it cost ?
- Can I attend the inspection ?
- What type of report and turn around time ?
- English and or Spanish ?

What to look for

- Electrical
- Plumbing
- Structural
- Roofing System
- Heating And Air Conditioning Systems
- Grounds
- Basement And Crawlspce
- Attic
- Cabinets, Appliances, All Interior And Exterior Surfaces
- And Much More.....

Electrical

- Incoming Electrical Service
- Grounding
- Main Panel Board And Disconnect
- Circuit Breakers and Fuses
- Proper Wire And Size
- Junction Boxes And Outlets.....

Electrical Issues

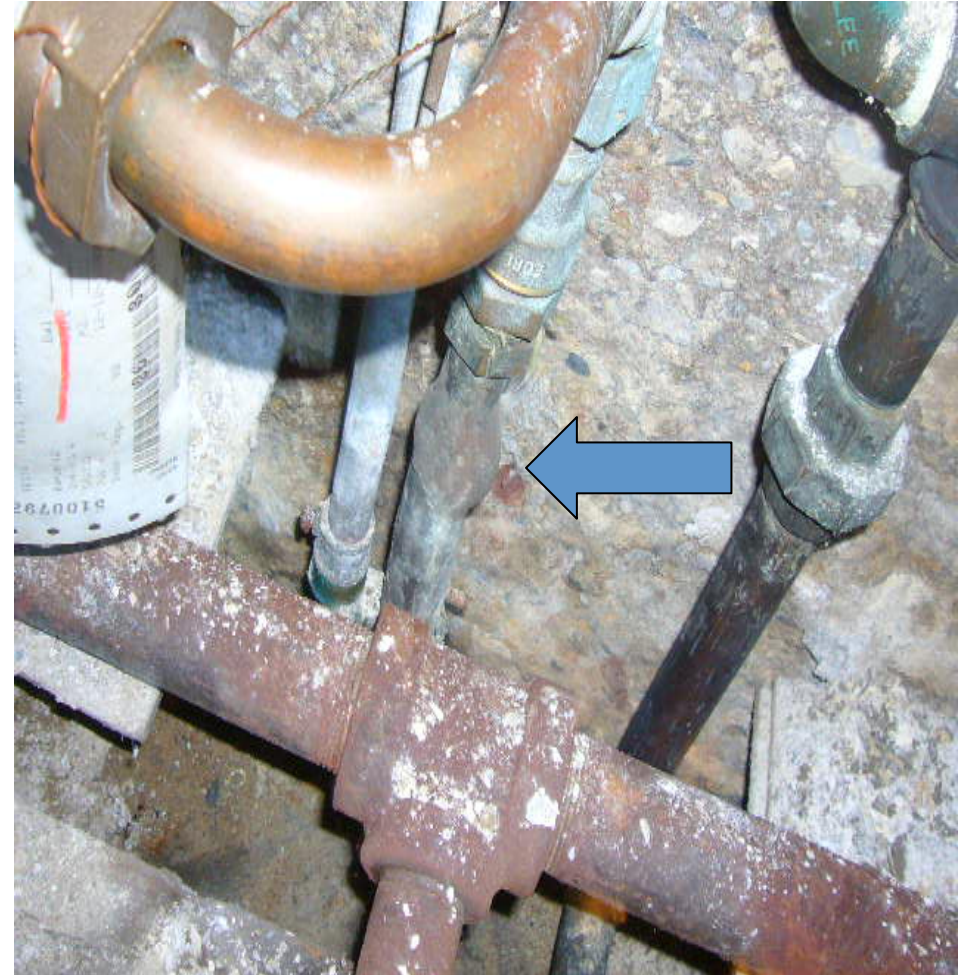




Plumbing

- Water Main system
- Copper
- Lead
- Branch system
- Drainage system
- Shut off valves
- Interior Plumbing Fixtures and Faucets
- Hot water heater.....

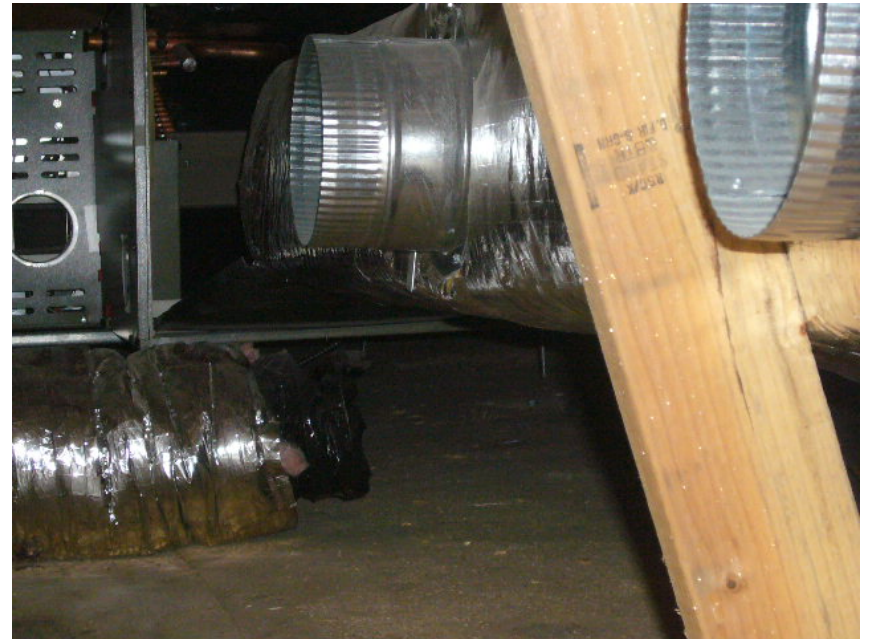
Plumbing Issues



Heating And A/C Systems

- Boilers
- Type Of Heating System
- Correctly Sized
- Fuel Systems
- Registers
- Venting
- Safety
- Life Expectancy.....

Heating and Air Conditioning

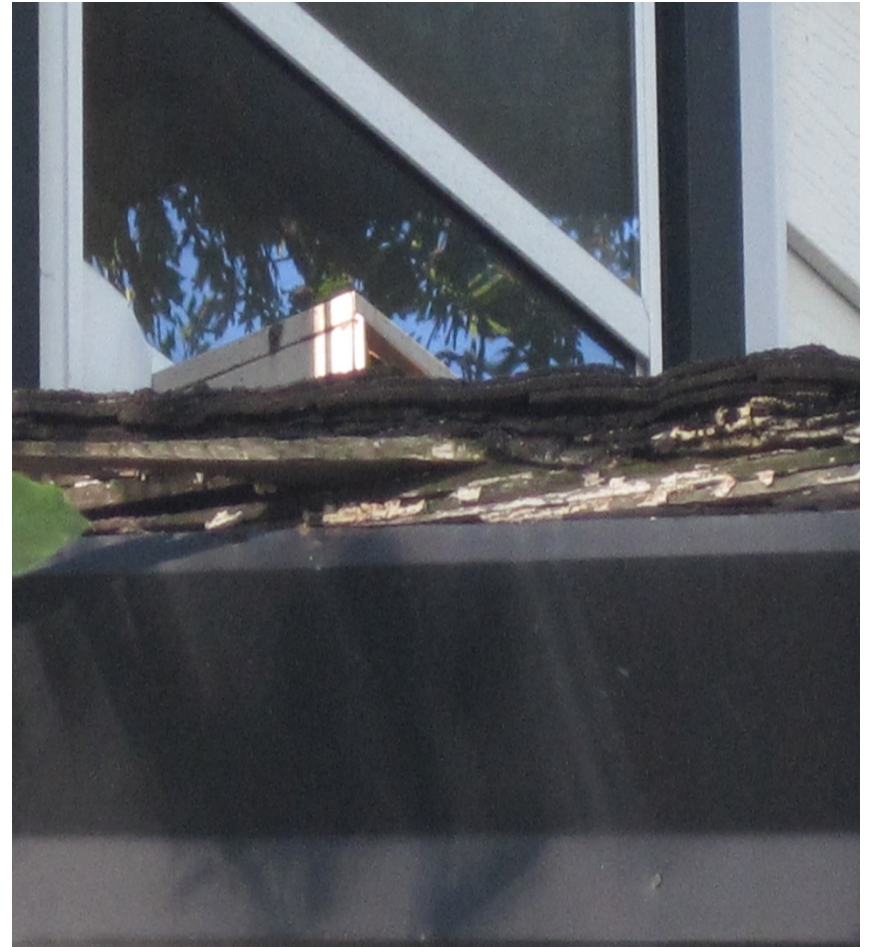




Roofing

- Surface Area
- Under Layment
- Flashings
- Chimney
- Gutters & Down Spouts
- Roof Penetrations.....

Roofing



POLE CAMERA PHOTOS



Nice Roof



Chimney



Structural

- Foundation
- Building Skeleton
- Floor System
- Walls & Ceilings
- Stairways
- Exterior Siding
- Moisture Penetration.....

Structural







Grounds

- Grading
- Sidewalks, Walkways And Driveway
- Decks & Patios
- Fences
- Retaining Walls
- Street Elevation.....

Attics

- Moisture Penetration
- Proper Termination Of Venting Systems
- Insulation
- Proper Construction
- Electrical Junction Boxes
- Pests.....

~79.3 °F

105 ~66.2 °F

70.0

**THERMAL IMAGES
DEPICTING HIDDEN
WATER LEAKS**

**FLIR
~66.2 °F**

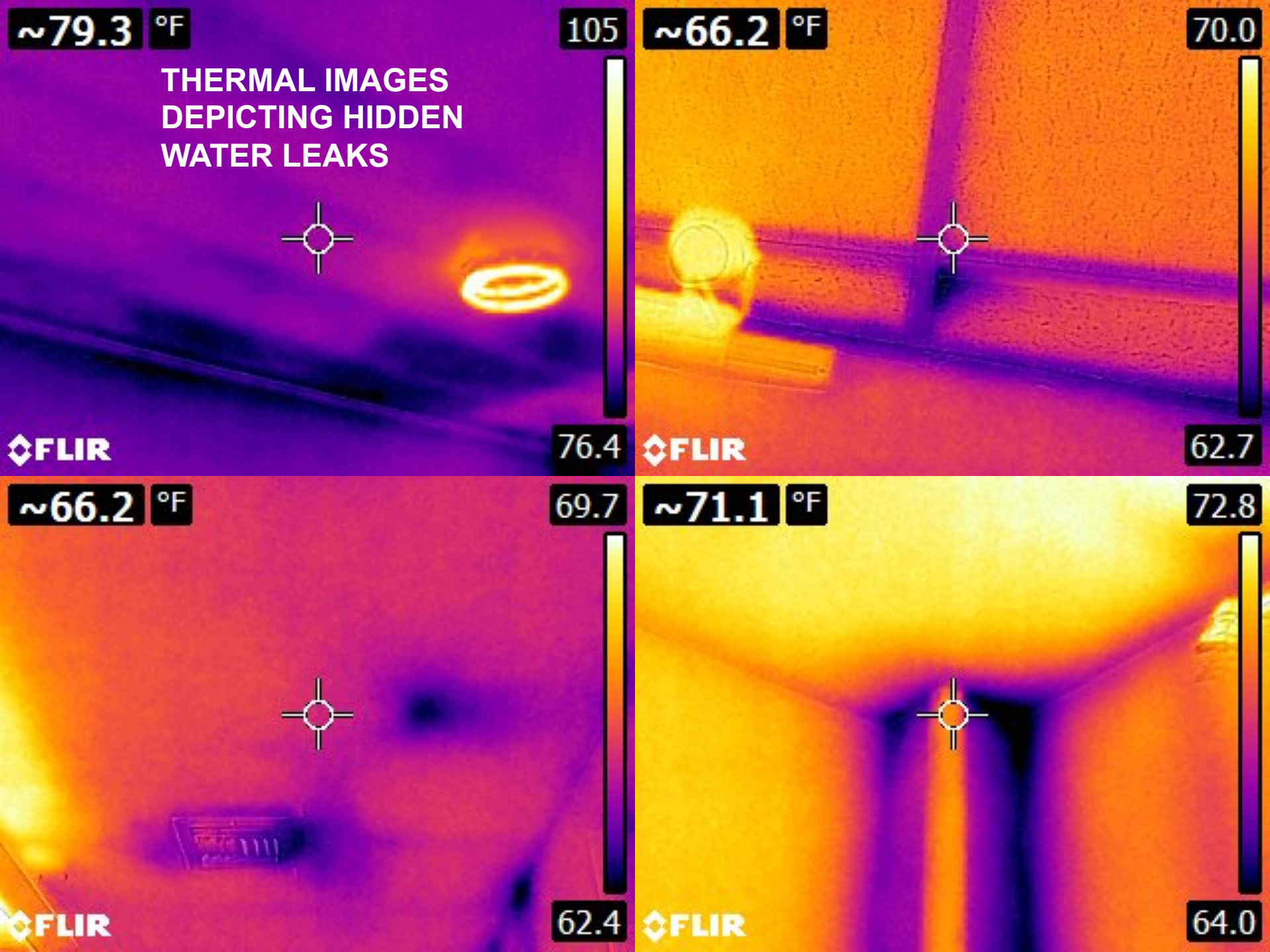
**76.4 FLIR
69.7 ~71.1 °F**

**62.7
72.8**

FLIR

62.4 FLIR

64.0





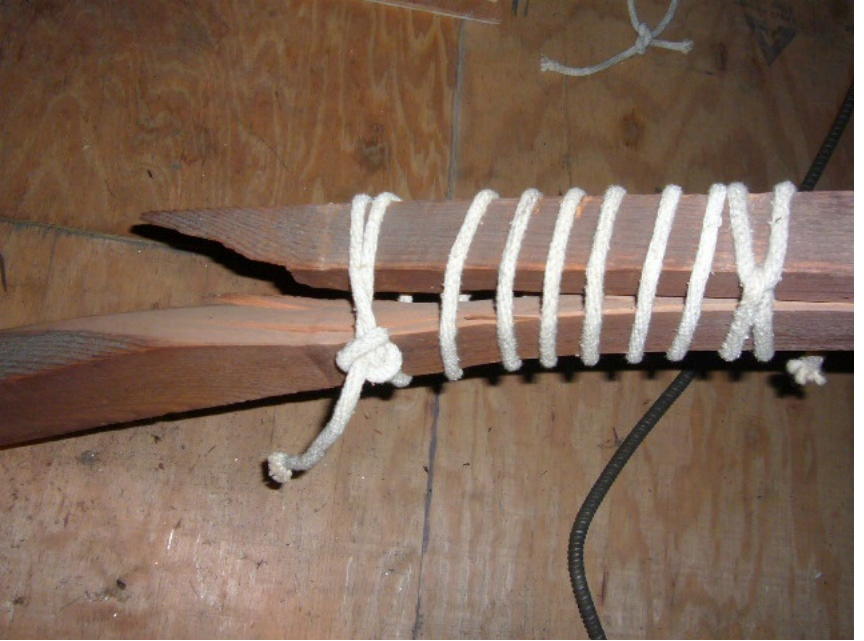




The next slide
isn't pleasant

Why is water seeping at the patio













Illegal and Improperly Built





Summary

- **You Need An Inspection For:**
- Identifying Deficiencies & Potential Problems
- Peace Of Mind
- Negotiation Of Price.....

Thank You
And Good Luck

John Esposito

The House Detective
Home Inspection Agency

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