



# The Ultimate Home Inspection Checklist for Buyers

This checklist guides buyers through important aspects to consider and look for when walking through potential homes. It's tailored for not only general home buying considerations but also includes elements particularly relevant to buying a home in Florida.

## General Exterior Inspection

- Roof Condition:** Look for missing or damaged shingles, signs of aging, or leaks. In Florida, it is often difficult to ensure a shingle roof over 15 years old.
- Exterior Walls:** Check for cracks, damage, and the condition of the paint or siding.
- Foundation:** Look for cracks or significant signs of slab settlement. In Florida, be vigilant about potential water intrusion areas.
- Windows and Doors:** Ensure they seal properly and prevent moisture intrusion.
- Drainage and Landscaping:** Ensure proper drainage away from the house and look for tree roots that might threaten the foundation or plumbing.
- Private Water Filter Systems:** If present, are they functional, or do they need to be serviced?

## General Interior Inspection

- Walls and Ceilings:** Look for cracks, water stains, or signs of mold.
- Floors:** Check for unevenness, which might indicate foundation issues.
- Electrical System:** Test light switches and outlets, and look at the electrical panel for any hard-to-insure panels e.g. Federal Pacific Electric, Zinsco-Sylvania, or Challenger panels.
- Plumbing:** Check faucets, showers, and toilets for proper functioning and look for leaks.
- HVAC System:** Check the age and condition; in Florida, ensure it effectively cools and dehumidifies.
- Smoke Detectors:** Present outside all sleeping areas?
- Carbon Monoxide Detectors:** Present outside all sleeping areas?
- Security System:** Operational?

## Kitchen

- Appliances:** What appliances are conveying with the sale? i.e. stove, refrigerator, washer and dryer?
- Cabinets and Counters:** Check for hidden damage under sinks and ensure cabinets open and close properly.
- Ventilation:** Ensure range hoods or exhaust fans work effectively.

## Bathrooms

- Water Pressure and Temperature:** Test showers and faucets.
- Tiles:** Check for loose tiles or missing grout.
- Toilets:** Ensure they flush properly and are securely mounted.

## Plumbing

- Water Pipes:** What type of plumbing pipes are present? [Is polybutylene present?](#)
- Water Heater:** What is the age? Are there any signs of leaking?
- Sewer Line:** Is there cast-iron present or large trees on the property? If so, a [sewer scope](#) is recommended.



## Attic

- ❑ **Insulation:** What type of insulation is present and what's the condition?
- ❑ **Visible Wires and Plumbing:** Look for any signs of damage or leaks.
- ❑ **Ventilation:** Ensure proper ventilation to avoid moisture build-up, which is especially important in Florida's humid climate.

## Outdoor Living Spaces

- ❑ **Pool and Spa:** Is it cleaned and serviced? When was it last refinished?
  - **Advanced Pool Inspection:** When will it need to be refinished again? Always have the pool inspected.
  - **Electronic Leak Detection:** Is the vessel leaking? A leaking pool is costly to repair.
- ❑ **Termite Inspection:** Florida is home to both subterranean and drywood termites. Always request a [WDO Inspection](#)

## Special Considerations for Florida

- ❑ **Hurricane Preparedness:** Check for storm shutters or impact-resistant windows.
- ❑ **Flood Zone Information:** Understand the flood zone designation and implications.
- ❑ **Wind Mitigation Inspection:** This can save you significant money on your homeowner's insurance.
- ❑ **Four Point Insurance Inspection:** Required for most properties to bind a homeowners insurance policy.

## Additional Tips

- ❑ **Neighborhood and Location:** Assess proximity to amenities, noise levels, and general neighborhood conditions.
- ❑ **Future Developments:** Be aware of any planned developments in the area that could affect property value or living conditions.
- ❑ **Home History:** Inquire about any past major repairs, insurance claims, or recurring issues.

## 3 Reasons Why You Should Choose Tier-1 Pro Inspections

1. **Local Expertise:** With our primary service areas encompassing Orange, Seminole, Osceola, and Volusia Counties, Tier-1 Pro Inspections possesses a deep understanding of local real estate dynamics and specific environmental factors relevant to Florida properties. This regional expertise is invaluable for accurately assessing homes in these areas, ensuring no local issue is overlooked.
2. **Comprehensive Service Range:** Our services extend beyond standard residential home inspection companies, by offering specialized services like WDO/Termite Inspections, Mold Testing, and Advanced HVAC Inspections. This wide range of services means you get a more thorough and detailed inspection, covering aspects that general inspectors might miss.
3. **Professionalism and Reliability:** At Tier-1 Pro Inspections, we pride ourselves on delivering high-quality, reliable, and professional inspection services. With over 500+ 5-Star Reviews, our commitment to excellence ensures that every inspection is conducted with meticulous attention to detail, providing you with a clear and comprehensive understanding of your potential new home's condition.

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