

PROPERTY INSPECTIONS

By Jay Hidoshi March 5, 2015

Property inspections can be done by the buyer or renter and having a check-list before walking a property is wise.

These are things to look for before buying or leasing property.

Property buyers and renters could be in the dark when it comes to property buying or renting, and a property inspection could be frightening to a buyer or renter.

The following will sometimes require a specialist to detect: Asbestos, Radon, Wood-Destroying Organisms, Mold, Mildew, Fungi, Rodents, and Lead. If you suspect any of the above then you may want to steer away from the property or hire a specialist that can detect and give a detailed report.

GENERAL HOME INSPECTION CHECK LIST

Structural Elements:

Walls, Roof, Ceilings, Floor, Foundation, Roof leaks, and Signs of fire.

Walls, floors, and ceilings should appear square and flat and without cracks.

The roof should be inspected for layers of shingles and how many layers of shingles are allowed by building code. When was the last time the roof has been replaced? Are there signs of leaks? Does the chimney appear to be in good condition? Is the roofing properly sealed where the roofing meets the chimney?

Ceilings should not have signs of roof leaks.

The foundation should look in good condition and without cracks.

Signs of fire could be anywhere, but generally look by the cooking stove and any parts of the electrical system. If a wood stove or fireplace is present be sure to inspect these types of heaters for obvious signs of fire. Inspect wood burners thoroughly including flu stacks and stove pipes before use and have fire extinguishers nearby these types of heaters.

Exterior Evaluation:

Look for signs of flooding and that water appears to drain away from the home/property. This is important to look at if the property is at a low end of a street. If the home has gutters then they have the job of keeping water away from the property. If the gutters are leaking then these will be areas of water problems. Fences, doors, windows, lights and exterior receptacles should be in working condition. Tree branches should not be rubbing the house or overhanging the house where varmint can access the property. Large dead tree branches should not be overhanging auto parking areas where a storm could break a large branch and be a potential auto accident.

Vital Home Systems:

Plumbing includes the water pipes for hot and cold water through-out the entire property. Copper pipes are the norm in today's times. Stay away from old galvanized water pipes. Plumbing includes the pipes under sinks. Look for leaks under the sinks and possible mold. Plumbing includes toilets and function. If the shower smells like sewer then the home's sewer line could be clogged due to damage to the sewer line. Old ceramic sewer lines can get tree roots growing in the sewer line so thick with roots that nothing can flow past the roots. Sometimes old ceramic sewer lines and new PVC sewer lines can get crushed from the weight of heavy vehicles driving or parking above these sewer lines. Locate your sewer lines and avoid oversized heavy trucks parking and driving over these areas. A good sewer inspection is not cheap and involves the longest snake available with fiber optic camera. You will need 50 feet of snake and fiber optic camera. If it's too short you will be charged for an inspection that was short instead of complete. Any signs of a shower backing up with sewer odor could be sewer line damage and costly. Run the water in the showers at the beginning of the inspection and check for good drainage a couple hours later.

Water heaters, home heating system/furnace, air conditioning, and duct work. There should not be any signs of damage to duct work and the age of all of the above should be looked at closely. These above systems should be run for the entire day and you can start running these systems as soon as you start the inspection. This way, by the completion of the inspection you can do a better evaluation or troubleshooting if necessary.

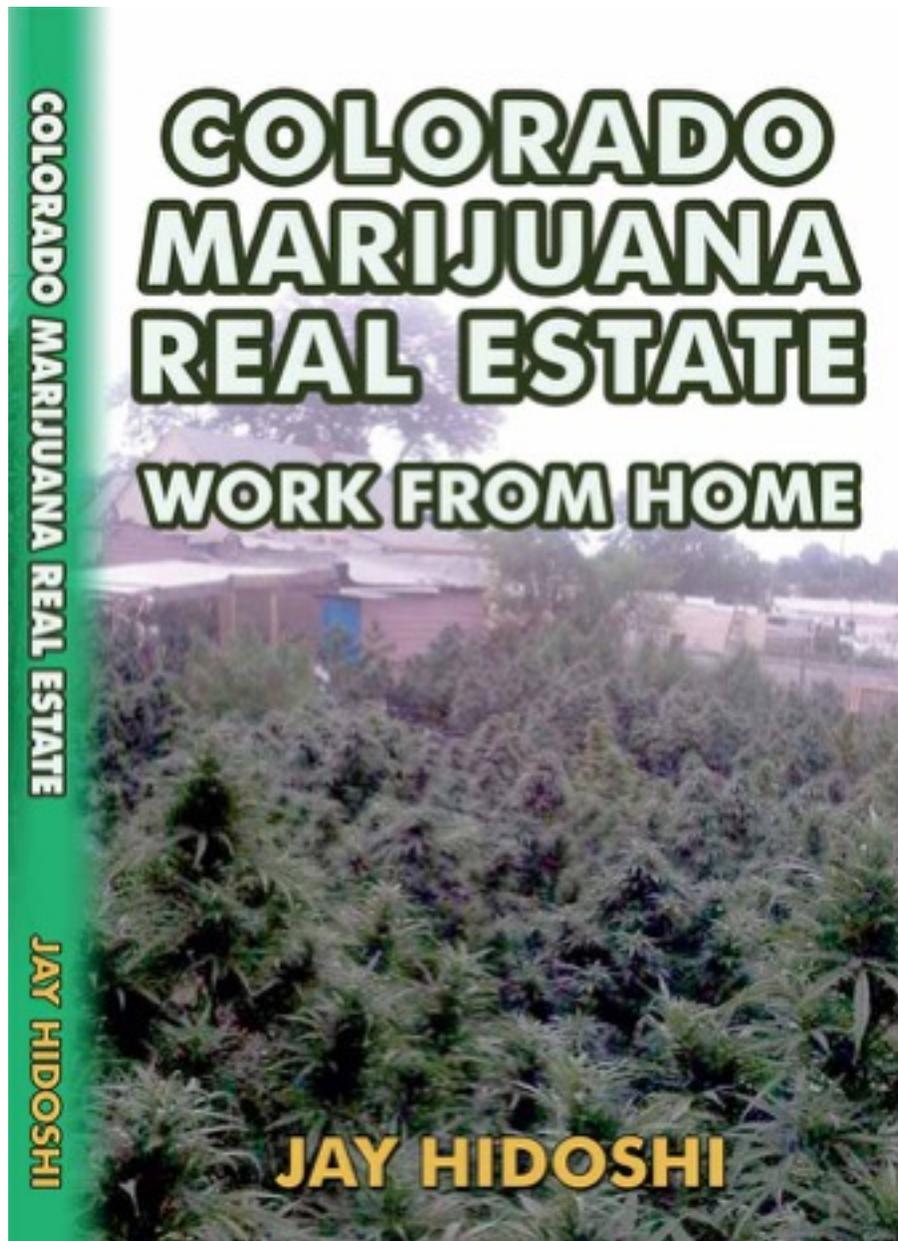
Electrical System: It helps to have an electrician for basic questions before the home inspection. Ask around, and try to find an electrician or two that you can ask questions about circuit breakers. Some name brand breakers are known to be better than others. All wiring should be modern copper only wire with all wire insulation in good condition. No cracks in the insulation and no signs of arching or burning. More electrical outlets are always better than less.

Appliances: Range, oven, microwave, smoke detectors and refrigerator/freezer are basics that usually come with a home. A washer and dryer are a bonus. Nonetheless, all appliances should function and can be turned on at the beginning of the home inspection to evaluate at the end of the inspection after they have been running for a couple hours. Inspect for leaks and functionality.

Garage: A garage is not always included and can be considered a bonus. Always inspect a garage the same as the home.

Home Inspection-Checklist Items Sellers Should Fix:

- Roofs that leak with short life expectancy.
- Furnace malfunctions.
- Foundation inadequate and potential problem to the building structure.
- Moisture issues and leaks.



I have been a resident of Colorado for 36 years. I'm a former owner of a Denver dispensary. The dispensary sold for my retirement.

My book, titled "Colorado Marijuana Real Estate", is a how to guide for the entrepreneur and the blue-collar guy. This book provides a blueprint for starting a medical marijuana business plan.

Download the eBook for FREE: <http://www.coloradomjrealestate.com>

