

# Bristol Springs Home Inspections, LLC

[www.bristolspringsinspections.com](http://www.bristolspringsinspections.com)

## Some guidelines when looking at the home you may want to purchase.

### Grounds and Exteriors

- Look at the house from a distance (the road), does it look straight up and down or does it look like its tipping?
- Look at the slope of the ground next to the foundation walls. It should be flowing downward, away from the house.
- Look at the gutter downspouts, are they going into drains or do they have downspout extensions and splash plates?
- Look up at the gutters and eaves, can you see dripping or do the eaves show peeling paint or loose panels?
- Look at the siding and look for things that are loose or deteriorated. Look around the windows too.
- Are bushes and trees too close to the house? They should not be touching or growing up on the siding.
- If the electric, gas and water meters are outside – do they appear to be well secured, do they have any evidence of rust?

### Air Conditioner/Heat Pump Condenser Unit

- Is it level to your eye?
- Are the fins in good shape or are they “flatten” in some areas?
- Is the unit clear of any debris inside; is there plenty of unobstructed volume around the unit?
- Are the cooling lines in fairly good shape? For an AC unit one line should be insulated, for a HP unit both lines should be insulated.
- Does the electrical wiring terminate at an electrical box on the side of the house? It should and there should be a turnoff switch or pull out breaker in the box.

### Decks/Porches/Balconies

- Do you notice any rotted deck planks?
- Look at the columns and see if they are on concrete piers or buried in the ground. (Piers are the best way).
- Do the columns look rotted or damaged?
- Are there railings and do the stairs have railings? Are they secure?

### Roof (look from a distance – road and back yard lot line)

- Are the shingles cupping or curling?
- Do they look worn out or damaged?
- Are any missing?
- Do you see vent pipes, chimney pipes and do they look rusted?
- Is there rust on the roof around the pipe?

### Fireplaces and Stoves (exterior)

- Is there a weather cap and screen on the fireplace top?
- Do you see any loose bricks or missing mortar between the bricks?
- How does the siding look up at the roof line – do you see evidence of moisture or rot?

### Interior Rooms, Hallways and Stairways

- Turn on/off all of the switches.
- Look at all of the walls in the corners and under the windows, as well as in the closets up at the ceiling – do you see any moisture evidence?
- Look at the wall corners and ceiling corners – minor cracks are usually ok; but if you see a big one that needs to be investigated.
- Are the stairway railings loose or missing?
- Do the floors feel level?
- All of the doors should open, close, latch freely; including closets. Open and close all accessible windows.

### Fireplaces and Stoves (Interior)

- Is there any evidence of soot on the outside of the brick above the opening? It may be an indication of “back drafting.”
- Do you see any loose bricks or missing mortar between the bricks?
- Can you operate the flue?
- If it is a stove, is it at least 18 inches from a noncombustible wall?
- Is the stove on a suitable noncombustible floor or deck?
- Does the stove pipe show any corrosion?
- Is there any evidence of damage to the wall/ceiling where the stove pipe egresses?

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## Kitchen

- Run the water, hot and cold.
- With the water running, look under the sink for leaks in the plumbing, on the cabinet deck and even old evidence of moisture.
- Turn on the garbage disposal with the water running, is it noisy?
- Make sure the counters and cabinets are secure. Don't pull with a lot of force - just lightly, you will be able to tell.
- Open all of the doors and drawers and make sure they are to your liking.
- If you are thinking about keeping the appliances, open and look in everyone, and if you can under them for any leaks or floor damage.

## Bathrooms

- Run the water, hot and cold (shower/bath too).
- With the water running -look under the sink for leaks in the plumbing, on the cabinet deck and even old evidence of moisture. With the water running flush the toilet – do you notice a pressure change at the faucet?
- How does the tub grout and caulk look, are the shower/bath walls spongy?
- Look at the ceilings on the first floor below the bathrooms. Any leaks from the water running may show up.

## Basement

- Is it damp, are the walls damp?
- Do you see moisture on the floor or in the drain crack between the floor and wall?
- Is there a horizontal crack in the wall? It may indicate a foundation issue.
- Check the sump pump crock;
  - If you can lift the "float" to make it run – do it, but do not put your hand in the water.
  - If it is submersed in the water you could use a stick to raise the float and it should turn on.
  - Can you tell where the water is draining? It should be going into a "storm" drain or directly outside, not the sewer drain

## Water Heater

- Look at the name plate – it should have a date on it when it was built or the ANSI date it was made to – how old is it?
- Are there any moisture stains on the floor around the heater?
- Is the plumbing entering/exiting the heater free of corrosion?

## Electrical Panel

- **Be careful here, you do not want to get shocked!**
- Touch the front of the panel door with the back of your hand first, if you get shocked – leave it alone! Do not do any of the following steps.
- Are there any "open" wire penetration ports on the top, bottom, sides of the panel box?
- Open the panel doors are there any "open" circuit breaker openings?
- Do you notice any rust/corrosion on the bottom of the panel box?

## Heating/Cooling System

- There should be a sticker on the outside that identifies when the last cleaning/inspection was performed, it should be done relative frequently, annually is best.
- If you can see the filter without opening the unit, take a look at it. Are both sides clean?

**This is nowhere near a full checklist of what a home inspection would provide but it should give you a good sense of whether or not you would feel comfortable putting an offer in on a home. The decision is ultimately yours.**

**And of course I would like to earn your business and perform a thorough home inspection for you.  
Please give me a call!**

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