



Prudential Village Realty
895 S. Indiana Ave, Englewood, FL 34223
941-475-3600 / 800-741-4521

Home Inspections

When you choose a home that fits your needs and write an offer to purchase, there should always be a clause that allows you to inspect the home prior to closing. Even if a home is purchased "as is", the buyer should employ a professional inspector to evaluate the property and avoid unpleasant surprises. These professionals are well trained and systematically check all structural and mechanical items in a home. They provide a comprehensive written report that outlines the condition of the home.

A typical report will supply general information about the home. It will also include an inspection of the grounds to include the condition of the driveway, sidewalks and paths, grading and landscape, retaining walls, patio enclosures, decks, exterior stairs, fences and gates.

The exterior and foundation is then inspected. It includes walls, trim, soffits, fascia, the foundation and a chimney if one exists. If the home is on a raised foundation, the inspector will examine the crawl space. The inspector also examines carports and awnings.

The inspector will complete a thorough examination of the roof from both the outside and in the attic or any accessible area. If a suspect area is found, the inspector recommends a full inspection and estimate of repair be performed by a licensed roofer.

The garage and other storage areas are inspected. Ventilation and windows checked for functionality. Service and overhead doors are inspected and operated. The garage electric system is tested.

The inspector checks each interior room thoroughly. Windows and doors are checked for soundness and operation. Interior walls and floors are checked for structural soundness and cosmetic damage. Every electric outlet is checked for current, polarity and ground. All smoke detectors are checked.

Every household appliance is checked for operation and parameter. Washers and driers are put through their cycles. Refrigerators and ovens are checked

for proper operating temperatures. Stoves are tested to be sure each burner operates properly.

Plumbing is inspected in the kitchen and the baths. Faucets and pipes are checked for leaks and toilets are checked for proper operation. Counters and cabinets are checked for structural and cosmetic damage. Tubs and showers are also inspected.

The air conditioning and heating is inspected for proper operation and the electrical panel is checked for faulty wiring. The inspector will note the number of circuits and type of service.

The pool or spa will be inspected for structural or cosmetic damage. Their systems will be tested for proper operation. If the home has an irrigation system, it will be inspected.

The professional inspection is one of the most important procedures to conduct before closing. Any defects can be addressed before you make any payment and if they are not addressed, you have the option of withdrawing from the contract.

If you have further questions about home inspections, please consult a licensed home inspector.