

# Home Inspection



Lakeshore Realty Group provides real estate services throughout the Buffalo Metro area and is a member of the Buffalo-Niagara Board of REALTORS. Since 1962, we have been associated with real estate brokerage and investment activities. Over the past 40 plus years, the firm has brokered sales in the surrounding counties to include Erie, Niagara, Cattaraugus, Chautauqua, and Schuyler counties. Our clients have included homeowners, investors, banks, farms, municipalities, insurance companies, corporations, utilities, and other concerns.

Lakeshore Realty Group is interested in representing you in the inspection and evaluation of real estate. We will work with you to provide the best level of service to meet your needs. Based on your goals, objectives and the type of subject property, we will select the home inspection offering that will provide you with the facts and property condition information, you will need to have the confidence necessary to maximize the results of your transaction.

## Home Inspections & Smart Decisions

- **Smart Decisions are Based on Facts & Analysis**

Basing purchase and sale decisions on the facts and adequate analysis can make or break the successful outcome of any real estate transaction. Confidently knowing the condition and mechanical status of a property provides a foundation for smart decisions.

- **Benefits of a Pre-Sale Home Inspection**

Buyers, Sellers and Agents can benefit from a professional pre-sale home inspection prior to entering into a sales agreement. Become aware of, and repair property conditions so they don't affect the buyer's offer. Reduce the possibility of a sale contingency. Why wait for a buyer's home inspection to uncover hidden problems after you already accepted an offer.

- **Selecting a Home Inspector**

New York State enacted a home inspection law in 2005. The Home Inspection law states that home inspection services provided for a fee must be performed by a state licensed home inspector. Like any service, the quality of a home inspection may vary greatly. Careful attention must be given to the credentials, experience and quality of the report produced by a potential home inspector.

- **Most Purchase Agreements include a Home Inspection Contingency**

Be prepared for the buyer to make an offer contingent on obtaining financing and a home inspection. Getting your home in top shape now can avoid potential price reductions later.



In 1984 David Matson began his real estate career in a family business. Since that time David has closed hundreds of transactions comprising all types of real estate. David is a member of both the National and New York State Association of REALTORS®. Continuing education is an important component in keeping up with today's fast paced marketplace. David has achieved certification and earned designations with the Certified Commercial Investment Institute (CCIM) and the Real Estate Brokerage Council (CRB). David graduated from the University of Denver and majored in Real Estate – Construction Management.

# Home Inspection

## The Home Inspection Checklist

### Grounds

- Driveways
- Sidewalks
- Grading & Landscaping
- Patio/Cover
- Decks/Porches
- Exterior Stairs
- Fences & Gates
- Drainage
- Side/Rear Yards
- Fences
- Parking

### Foundation

- Type
- Material Type
- Condition
- Exterior Walls
- Chimneys
- Stairs

### Roof

- Age
- Style
- Composition
- Layers
- Condition
- Flashing & Seams
- Gutters and Downspouts
- Fascias & Soffits
- Ventilation

### Plumbing

- Main Line
- Supply Lines
- Material Type
- Shutoffs
- Waste Lines
- Vent/Traps
- Meter
- Sprinklers
- Hose Faucets
- Water Heater(s)
- Water Pressure H/C
- Gas Lines

### Electrical

- Utility Lines
- Service
- Main Panel
- Amperage/Voltage
- Wire Type & Condition
- Sub Panel(s)
- Panel Notes
- Wiring Notes

### Heating

- System Type
- Age
- System Fuel
- Condition
- Venting
- Distribution
- Controls

### Insulation

- Type & Quantity

### Air Conditioning

- System Type
- System Condition
- Number of Zones
- Duct Condition

### Interior

- Doors
- Windows & Treatments
- Walls
- Ceilings
- Floors
- Closets
- Light Fixtures
- Electrical/Phone/Cable Outlets
- Smoke Detectors
- Carbon Monoxide Detectors
- Fireplaces

### Kitchen

- Sinks
- Appliances
- Counters & Cabinets
- Layout
- Pantry

### Bathrooms

- Toilets
- Sinks
- Vanities
- Electrical/GFI
- Ventilation
- Bathtub
- Shower
- Enclosures

### Laundry

- Location/Positioning
- Electric & Gas Service
- Venting
- Laundry Sink/Cupboards

### Attic

- Type
- Insulation
- Ventilation
- Evidence of Water Intrusion
- Rood Structure

### Basement

- Type
- Foundation Walls
- Floors
- Structural Quality
- Support Posts
- Evidence of Water Intrusion
- Sump Pump/Dehumidifier
- Condition
- Asbestos Insulation

### Garage

- Type
- Floor
- Door(s)
- Electrical
- Roof
- Structure/Size

### Structure

- Style
- Age
- Exterior Shell
- Trim