



# Home Inspection Tips

Keeping eyes and ears open at all times during the remodeling process is part of the homeowner's job at every stage of the remodeling process. Especially given the fact that contractors and project managers may not be onsite every day to inspect a subcontractor's work—a homeowner plays a key role when it comes to bringing attention to issues before it's too late.

Depending on the project and any permits needed, many building departments require remodels to be inspected mid-remodel, to ensure the work that eventually will be hidden, is up to code. Considering that homeowners are not professional inspectors, here are tips for what to look for during and after a remodel.

**Staining** is common sign for leaking water in the home. Look for this issue on ceilings or near baseboards.

**Foundation sloping or structural issues** could be a serious problem over the long-term. Inspect windows and doors for uneven gaps and alignments.

**Shingle displacement** on a roof is a common occurrence that could easily go unnoticed by homeowners until after leaking begins.

**Window and door sealing** should be air tight, especially when inspecting the finished remodel. This is easily spotted through drafts in the home.

**Electrical and wiring** should be up to date and in working order. Homeowners need to test all outlets and light switches to make sure they are working and identify any changes in locations or switches in dimmers.

**Plumbing** should also be tested for problems. Look for things like leaks, water heating issues, drain blockages, toilet flushing problems or running toilets. In kitchens, run both dishwashers and sinks simultaneously.

**Wall and finish** inspections should take place at the end of the remodel. Imperfections in painting or drywalling should be considered. Look carefully at flooring, countertops, and cabinetry finishes for scratches made during installation. Be mindful of any discomfort in the way a finished product feel or looks. For example, certain types of flooring may be too light or dark, or it may be overly-polished requiring a special sealant to reduce slips.

**Appliance and product** inspections are best handled with regular use. Play around with settings and features to make sure they are in working order.

**Lighting** is another remodeling feature that could have a big effect on homeowner satisfaction. When fixtures are selected, it's hard to tell how much light they provide and it may require an additional light source in that space.