

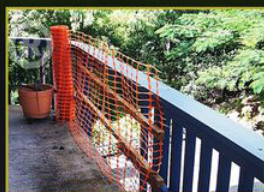


30 DAY HOME INSPECTOR BOOTCAMP

Author: Kevin E. Maxwell, CPI

Are you a future or new home buyer? Are you looking for a hands-on 30-day course to gain "Home Inspector Vision" to identify defects/problems within your home that could save you money and increase the safety of your family? Well, this fully online course is for you!

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DEDICATION

This book is dedicated to my wife, Octavia Maxwell. Octavia helped get my home inspection business off the ground. She was there to encourage me through the early days of not even knowing if my business was just a thought or mere dream. I would also like to use this medium to thank my beloved mother, Drucilla, mother-in-law, Tina, and brother, Dwight, for always believing in me. Also, this wouldn't be possible without my good friends, John, Adam, Leonard, and my mentor, Fred. Very special thanks goes out to my Pastor Richard Frank and his wife, Susan Frank, as well as my life group family for all of their prayers and support.

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INTRODUCTION

Hello, and thank you for taking the time to read my book, the: “30-Day Home Inspector Bootcamp”. This book is very special to me, as in a nutshell, it is something that is going to be with you as a new or current home owner for a long time. This book was specifically designed with you in mind. I made sure to touch on every major aspect from the roof all the way to the foundation of your home.

As a home owner, it is imperative that you walk into your home knowing the key elements that can affect not only your wallet, but also put your family in danger. With years of knowledge of buildings and infrastructure, I took the intuitive to not only touch on these features, but also explain them in a way that can be easily implemented, to visually inspect your home and have situational awareness of certain safety hazards.

The aim of writing this book is not to make you a home inspector; rather, it is just to give you more knowledge to protect your family. When reading this book, please do not attempt to do anything that will endanger you or your family. It is always recommended to hire a qualified contractor to make repairs in your home to ensure your safety.

With my experience as a NYS licensed Home Inspector, as well as a NYS Code Official, it is my goal to educate and empower you to protect yourself, as well as your loved ones in your home.

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30-DAY HOME INSPECTOR BOOT CAMP**DAY 1 Inspecting the Exterior Walls of Your Home**



Exterior walls of the home provide a shield to your home. They bear all weathers and retain the beauty of your home sweet home. The natural wear and tear, may make them dull and weak and may lose strength and beauty if not maintained properly. Inspection is the wider term and includes examination of strength along with its outer beauty. Knowing the early signs of foundation problems can make it easier and less expensive to fix them. Maxwell Home Inspection Services can help by inspecting the exterior walls to ensure that your house is in a safe condition.

1. To detect moisture and water intrusion: Inspection of outdoor walls should include moisture detection as it is critical to the durability and long-term performance of the home. In both extremely cold and humid weather, control of water in the assemblies of the wall holds major importance.
2. Length of the walls: It is probable that if the foundation is expanding or contracting, then it may put pressure on walls. This may lead to leaning of walls, which can be checked both up and down and from side to side. If there seems to be any discrepancy, then the foundation may be shifting and can build a bulge or cause cracking in the foundation walls. Depending on the crack (especially if they are horizontal or starting to become displaced) it is always recommended to contact a qualified Engineer to determine and solve the possible problem.
3. Probing concrete: The chipping of outer layer of the wall may appear to be a problem with the exterior paints, but this flaking can be a signal of deteriorating concrete. In such cases, poking the walls at a few places with a sturdy screwdriver may uncover information. The concrete is hard, so it should not shed, but if it does happen, then that may mean the inner strength of your walls need enhancement.

The dirt, sand and water may have infiltrated the walls and corroded them, and in such cases, it is recommended to consult with a qualified Engineer to determine the severity of the problem and come up with a solution.

4. Reading the cracks: The concrete needs space to expand and shrink according to the weather, but when it doesn't find space to shrink evenly, it starts cracking. If the cracks are L-shaped, stepping down to follow a hillside, then there is not much to worry about, but if they are horizontal, then they might relate to expansion of soil and can break the foundation gradually, and thus, need to be addressed immediately.
5. Final Words: An exterior wall inspection around your property periodically is important as it can yield a high amount of value in terms of knowledge on your home's current condition. Certain elements of an exterior wall inspection can be done as a small project, but when it comes to structural problems with the foundation, it is always recommended to contact a qualified Engineer to properly evaluate, determine, and solve your issues.

30-DAY HOME INSPECTOR BOOT CAMP:**DAY 2 How to Inspect the Grading and Landscaping Around Your Foundation**



Grading and Landscaping not only act as a beautiful appearance for your house, but at the same time, it also assists in prevention of structural movements while keeping crawlspaces and basements dry. Home inspectors often use to talk about the term Grading as well as implications related to it.

When we are using the term, Grading- it is not presenting those gold stars and red pens. Rather, a grade around a house is related to ground level. This works like a deciding factor about how storm water will flow around the home.

There are generally two types of grading: Negative and Positive. As the name depicts, Positive grading is good for your house, but negative one will cause some troubles. Positive grading actually can help water to flow away from the house so that your foundation can stay strong, but on the other side, negative grading will cause unwanted slopes into the foundation of your home. When this storm water gets accumulated around the house, then it can lead to water infiltration.

How to inspect the grade around your foundation?

The most important thing to consider here is a proper inspection of property before you buy it. Maxwell Home Inspection Services will assist you to check all the grading issues in detail. You will not find any visual indication of such issues when the ground is dry, but home owners need to inspect their downspouts, gutters and grading after heavy rains. If you find water accumulated around your house, then you need to call experts for correction of grading.

You might still be thinking about how grading can be problem for your house? Here, it is important to know that almost 95% of water penetration issues are caused just because of improper surface water management. If your grades are sloping towards the walls, there is a chance that too much

water will get deposited around your house. Some of the worst areas affected by it are window wells, downspouts and portions that are adjacent to exterior steps.

You will be glad to know that it is possible to repair negative grading at a low price. You simply need to bring soil from another source and have it be deposited around your house. The task is to maintain proper ground levels around, so that storm water can find its way, away from the property. It will help to keep your foundation strong for years. If you need professionals for grading inspection and prevention at your property, then it's always recommended to contact qualified professionals that have experience working with negative grading, in order to get the best quality services.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 3 Inspecting Window Wells**



Windows well may appear to be a boring subject because not all of you might have it at your home, plus it is not discussed as much as hardwood floors and granite counter tops. But they serve as a significant component of your home. Window wells are installed below ground level, so that people can keep their basements as well-lit, aerated and save the basement area from staying moist and damp all the time. Each home gets different advantages through window wells. Here are few benefits of having window wells and incorporating them as a part of your annual maintenance home inspection.

1. **Safety reasons:** Window wells serves as an area of escape, exit and entrance to the home during emergencies. You can rely on this portion of the house at such times as a safe haven. Not only family and pets, but the fire-fighters in case of fire, can also enter the home through window wells to gain entry into the home if the same is not possible through the front portion of the home.
2. **Lightening & Ventilation:** As already mentioned, window wells help in keeping the basement as well aerated and lit. This helps in using the basement as an extra room; therefore, it is not just left idle and used for dumping old stuff. Also, it helps in easy cleaning of basement as water can easily let out through the grates of window wells.
3. **Structural Security:** Window wells help in keeping the debris, water and snow away from your windows so that they don't leak into your home. This way, it helps in structural security.

Window wells need to be covered with specified and dedicated covers to prevent falls and to discourage small children and pets from entering the wells and get trapped. If the wells stay open and are not maintained and cleaned regularly, then it can lead to accumulation of twigs, grass, mud and unwanted waste along with snow in winters. Thus, if you just installed window wells and are not paying much attention towards its repairs, replacement or sprucing, then these wells can create an issue for you.

Maxwell Home Inspection Services can help in proper inspection of the window wells to determine what they need, so that weather conditions and problems like water logging, intrusion, moss growth, wood decay, corrosion and insect damage don't spoil your investment.

Covers of wells are usually believed to block sunlight and air, but there are many UV Resistant covers, which a qualified contractor can help in suggesting, that will not compromise the entrance of natural light. Regular inspection will help in dealing with problems of missing, damaged window wells along with detection of rot and drain problems timely.

30-DAY HOME INSPECTOR BOOT CAMP:**DAY 4 Inspecting A Chimney**



Regular inspection of your chimney flue would help to warrant the safety and security of your home. As you surely know by now that a cracked or clogged chimney entails the hazard of fire or carbon monoxide poisoning. In today's article, we are going to discuss a few tips which would help you find out if your chimney needs servicing.

Before you start inspecting your chimney, make sure to have the following equipment at hand- torch, drop cloth, safety glasses, wire brush, dust mask, ladder, extension cord and shop vac. Start your chimney inspection when it's cool after clearing out the ash pit and the fire box. If you are not comfortable with this, it is recommended that you contact a qualified chimney contractor to perform this (it is always recommended to have a level 2 chimney inspection done as needed).

1. **Regular inspection** – Ideally, you need to check your chimney at the start and end of each fireplace session. This would help you expose the minor problems at the very start before it gets out of hand. Also, make sure to clean out the creosote build-up of your chimney and repair the cracks from time to time.
2. **The chimney flue liner could be made of clay tiles, concrete or sheet metal.** In case of clay or concrete liners, you need to look out for signs of cracks. In the metal flue liners, you should check for signs of warping. No matter the build of your chimney flue, you may see deposits of creosote on the inner surface of the chimney. When left unclean for a long time, the inflammable creosote can result in fire hazards. When the creosote is fluffy and has a rainbow tinge, then chances are high that a fire has already occurred.
3. **While inspecting your chimney, watch out for the following signs-**
 - Make sure there isn't any bird's nest on the cap.
 - Ensure that the brick and mortar of the flue are in a good condition.
 - Ensure that the crown of the chimney is beveled.
 - The flue liner needs to be visible right above the crown of the chimney.

Whenever any of the above factors aren't in place, you need to get help from a professional chimney service.

Level 2 Inspections

A level 2 inspection or a more detailed inspection of your chimney is always recommended after your home inspection. Moreover, a level 2 inspection will identify operational breakdown or external events that have caused chimney damage. Level 2 inspections are always a smart choice to ensure the safety of your home and more over your family.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 5 Inspecting Gutters**



If you don't inspect and maintain your gutters from time to time, your home would run the risk of an awful lot of water damage. Most homeowners don't care much about their gutters until they are clogged or ripped by ice and snow. The gutter system of your home consists of the following components-

Gutter- which captures the water falling from your roof surface End cap –which is used to close the end of the gutter

Fascia bracket- which provides the gutter with support from below

Downspout- aka leader, carries the water from the gutter to the ground

Downspout bracket- helps to secure the downspouts

Elbow- which is used for changing the downspout direction.

A periodic cleaning of your gutter would ensure that you don't have to replace them altogether. Debris is surely going to make its way into your gutter and you need to climb the ladder and clean up your gutter or leave the job to a qualified contractor. In this article, we will discuss some tips which can make the job easier for you.

Ensure that there are no tree limbs hanging from your roof, or else, the shedding is going to clog the gutter

- Never pressure wash the debris on your roof. Ideally, you should clean it up with an air blower or a soft broom.
- While cleaning your gutter, make sure not to drain in the direction of the scuppers.

- All the water needs to be diverted into the drainage system and you should also check if the downspouts are in the right place.
- Once in every 6 months, you need to step out during heavy rain and carefully check all the four sides. Make sure that all the water coming from your roof ends up inside the gutter system.
- Installation of a rain barrel is a good idea since you can store the roof drainage water and put it to good use.
- While cleaning your gutter, always make sure to start with the downspout; this way, you will start with draining the standing water.
- Always check the elbows of your gutter system. When clogged, you can make use of a forceful spray from a hose pipe for unclogging. If that doesn't work, then take them apart and put them together with small stainless steel screws.
- Once you have cleaned your gutter and attached the downspouts, you need to hose them to find out if the water is draining properly.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 6 Inspecting Doors**



Functional doors are one of the most useful things for our life; they add protection to our properties and family. You cannot move from one room to another without passing them. Generally, you will find about 5 to 10 doors in a single-family home. It is not possible to stay in a house with a faulty door unit, because it leads to many troublesome issues such as theft (etc.). It is important to inspect them from time to time and add proper maintenance services to let them stay perfect for years.

One of the biggest troubles that you will find with doors is their swing-in or swing-out problem, and it may happen due to too much moisture. Some of the most commonly installed door units are egress doors, fire separation doors, garage overhead doors, exterior doors and interior doors.

Some of the most common faults observed in doors during inspection are:

- **Door Swing:**

A door generally faces swings because of water content that gets added in form of moisture into its material. It may cause exterior doors to either swing in an outer direction or inward. The ultimate result is that it will never allow your door to close perfectly.

- **The Threshold:**

Doors that miss threshold start leaking. You must keep a regular check on their position, and if they appear misaligned, then it is important to call a qualified contractor for diagnosis.

- **The Hinges:**

There are generally two types of hinges: exterior hinges that are made up of brass or stainless steel material- they are safe because their pins cannot be removed so easily. But on the other side, regular hinges can cause security hazards due to weather issues.

- **The Sweep:**

You might have seen different types of door sweeps, and they are generally hard to inspect as they stay below the door unit. They usually help to protect the door from air leakage and are not able to weather proof an exposed door.

- **Sill Pan Flashing:**

They will be hardly observed during inspection. You may need to contact a well experienced local builder to deal with such issues as they can have a standard idea about what kind of weather proofing will suit you according to the weather conditions of your area.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 7 Inspecting the General Interior**



A general home inspection is always advisable whenever a residential house is offered for sale. Apart from the inspection of the overall built structure and the exterior of the house, a typical home inspection also involves a non-invasive but thorough examination of all the interior components of the house and identifying the defects or damages.

A material defect in any of the components can pose unnecessary threats to the residents of the house or have a negative effect on the valuation of the property. It must be remembered that the scope of the general home inspection limits itself only to the assessment of the present condition of the components of a house; it never offers any prediction of their future states or life expectancies.

Different interior components of a house that require inspection:

- **Interior ceiling and the floor:** A general home inspection of the interior portions of a house checks the general structure of ceiling, the ceiling-covering material, as well as the floor. It is advisable to report any sign of leakages in both the components.
- **Foundation, basement and crawlspace:** The inspector is required to inspect and report on the type of the foundation, the access to the crawlspace, etc. Any sign of water penetration, foundation movement, wooden parts in contact of the soil or other safety issue must be thoroughly reported.
- **Heating and cooling components:** The inspector must report the position of the thermostat inside the house, the type of technology and the energy source it uses. Any signs of defective functioning or inaccessibility to them must be noted.
- **Plumbing:** The inspector notes the water supply shut-off valve, energy supply shut-off valve, water heating system including its vents, valves and seismic bracings, all the toilets, sinks, tubs, showers, tanks, the drainage connections for their optimal functioning.

- **Electrical components:** The electrical components of the house, such as the electric meter, the overhead service conductor, the service-entrance conductors, main service disconnect, panel boards, circuit-breakers, fuses, etc. for smooth functioning and safety. The inspector is also required to inspect the type of the wiring.
- **A home inspection of the interior components would also include a simple assessment of the fireplace, insulation, ventilation and the attic space inside the house, their relative locations and performance per the norms and standards followed per New York State law.**

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 8 Inspecting Decks**



The wooden deck outside your home bears a lot of stress. People are constantly walking on it, weather impacts (snow, rain, heat, corrosion and others), heavy weight objects moved on it and more. People often do not realize that over the period, the strength of your deck reduces consistently. This can be a risky concern for the entire family, as well as visitors.

What is a Deck?

The deck is a wooden structure with stairs outside the door; mainly at the entrance or backside of the house to create a way to the landscape area. The structure is built at a decent height from the ground level and the stairs gradually support the movement from door to the ground.

Higher Risk of Deck Collapse/Breaking

Damaged or rotten decks mostly collapse due to a heavy load of snow, heavy weight objects or a crowd of people standing/moving on it at the same instance.

Periodical Deck Inspection for Overall Safety

Annual safety inspections of your deck conducted by qualified professional can give you a fair assessment of the condition of the deck, fixations and wood material. Many local services offer affordable deck inspection and repair services to save you from costly construction/replacement work.

Here are some things to look for while inspecting your deck:

- **Cracks and Holes on Wooden Surfaces:** If there are cracks on the wooden surface, it is a clear indication that there might be termite or other insect build up inside the wood material. You can insert a flathead screwdriver to assume the strength of the material. If it is soft enough and breaks easily, it is time to call for a professional inspection.
- **Ledger Board:** The ledger board connects the stairs to your house joist with a strong metal lag. Always use ½ inches galvanized metal lag and strong bolts to fix the ledger board to the house. Keep checking the joints (between the ledger board and house) periodically. If the distance widens, it is time to take measures.
- **Flashing and Sealant Caulk:** Moisture is the most important cause of decaying of the deck material. Flashing placed around the ledger board must be properly sealed with the caulk to ensure the moisture does not accumulate at the joints. Keep checking the flashing often to see if the caulk is still intact to keep the seal firm.
- **Surface Polish on the Wood:** Your deck wood needs waterproofing protection to remain in fine condition for years to come. If the waterproofing layer is worn out, give it a bleach wash combined with soap and leave it for drying. The following day, you can apply successive coats of fresh waterproofing.

Prior assessment and repairing can save you from hazardous accidents on the deck. If you want a professional safety inspection of a deck, it's always best to go with a qualified contractor who's been in business for more than 5 years.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 9 Inspecting Carports**



There are two kinds of structures for parking a car- the enclosed garage and the covered carport. Inspection of a carport involves much less time and effort than inspection of enclosed garages. The most important point of difference between a garage and carport is that the garage comes with a totally enclosed space for your car while the carports have an open space.

Detached carports

Detached carports which are made out of metal or wood are very easy to inspect. No matter if the roof covering of your carport is flat or sloped, you should ensure that the water gets drained properly through the gutters and downspouts. The floor of the carport usually comes in a variety of materials like concrete, brick, asphalt, etc. Make sure that the floor is a little higher than the surrounding area, so that the water drains properly. In case the slope of your

driveway brings the water to your carport, then you need to place a drain to divert the water from your carport. Many homeowners modify their carports to convert them into a fully functional detached garage.

Attached Carports

When the carport shares its walls with that of your house, it is called an attached carport. It is generally constructed below the house level, so that the house makes for the covering of the carport. Inspecting an attached carport isn't much different from inspecting a detached one.

You need to look out for any signs of damage. However, attached carports which have been modified to create a garage can pose serious safety hazards for the homeowners. If the exhaust fumes of the vehicles make its way to your home, then there can be a risk of carbon monoxide poisoning. The homeowner needs to ensure that all the gas seals are in their right places because a home inspector will not be able to check this with a visual inspection. If your outdoor carport has power outlets, then make sure to install good quality switches, weather resistant wires, junction boxes and other electrical components.

Carports may not be built per its manufactures instructions, which is why proper care should be taken about its inspection. Ideally, you should get your carport inspected about once or twice a year, by a professional home inspector.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 10 Inspecting A Detached Garage**



Having a detached garage is considered the most secure option to load extra goods, lawn tools, and of course, the vehicle itself. However, there are several things that you need to keep a watch and even call for professional services when required.

- **Exterior Construction of the Garage:** The first thing the professionals advise to examine periodically is the exterior of the garage, including the walls, roof, shingles, etc. Check the structure very carefully to see if any portion is sagging due to heavy moisture absorption.
- **Roof Gutters are Important for the Garage:** Some people do not install gutters at the base of the roof of the garage. This can be very risky as the heavy snow can accumulate during winters exerting weight and put pressure on the roofs. Keep the gutters clean to allow the moisture to pass off smoothly.
- **Check the Condition of the Wood:** The wood is used for building frames at the bottom of the roof, garage door and other parts. Lack of sufficient sunlight, high humidity and closed premises are some common causes triggering dampness and rotting of the wooden structures. The professionals at Maxwell Home Inspection Services have proper equipment to measure the moisture levels and condition of the wood.
- **Termite/Insect Build Up:** This is one of the difficult issues, and hard to detect unless you have faced some serious damage, especially on wooden construction- door, windows, roof frames, etc. If there are ants, they can damage the floor structure and even some stored goods. Call for professional inspection and extermination services that can eradicate the problems completely.

- **Fire Breakout and Explosion:** While a detached garage poses less life threat due to fire breakout and spreading to the main premises of the house, yet the amount of chemical stocks and vehicle fuel may still catch fire if given the right conditions; causing damage to expensive storage inside. It is always best to keep a limited amount of flammable items within the garage and even install a smoke alarm inside the garage.
- **Garage Door Parts:** Your garage door is the most important part for professional inspection.

Faulty or broken garage door springs and cables can cause life-threatening accidents. If you notice any dysfunction, tightening, noise or other issues, it is time to call for an inspection.

Overlooking the safety aspects inside the detached garage can also be a threat. The garage mostly remains closed throughout the day and becomes more prone to dampness that weakens the walls and roofs. If the structure of a very old garage collapses when you are inside, it can be life threatening apart from causing damage to the belongings. Timely inspection can save you from costly repairing and hefty construction work over and over again.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 11 Inspecting A Retaining Wall**



The retaining wall on a property is often hard to detect. This is mostly the outer wall of your property and mainly occurs in homes built on hill slopes and uneven landscape. Due to a number of circumstances, the position of the wall may drift from the normal position slowly. In due course, it may fall off entirely, damaging the foundation of the house and even the nearby homes.

Walls surrounded by the earth, such as that of the basement, are more prone to retaining. As a result of the retaining wall shifting from its position, the construction of the other parts of the house may also be damaged.

Visual Observation: You need to take a note of the outer walls of the house and as well as your neighbors'. If any outer wall leans or develops cracks, it is time for the inspection and repairing, to avoid hefty expenses.

If you are about to purchase a new home or notice a slant in the walls of your home, it is high time to call a qualified contractor to review the wall and give you a professional opinion.

Measure with Equipment: Placing the Digital Smart Level reader can give you the assessment of the extent of bending of the wall.

Decorative Makeover on Retaining Walls: Some homeowners give a slight makeover to the retaining walls with decors, wooden concealing, etc. Professional inspection is advisable, in order to detect such faulty construction problems.

Checking Under the Deck Construction: The retaining walls are often hidden under the finely finished deck. This often goes unnoticed by the new buyers. Check everywhere very carefully at the base to find the retaining tilts and faults.

Inspection of the Soil Surrounding the Outer Walls: The condition of the soil has great impact on the outer walls of the house. If the soil is too muddy and loose, having big holes, check for the condition of the outer walls as they may be more susceptible to leaning in future.

Following the Building Standard Codes is Vital for New House

If you are about to construct a new home, it is essential to follow the building codes. For high buildings, a professionally designed plan with proper permissible building code is safe for everyone.

An early stage retaining wall detection and maintenance work can save you money, as well as keep your family safe.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 12 Inspecting an Attached Garage**



Due to the shortage of space in modern homes, the garage is mainly attached to the house. The lack of space in the house premises also urges the need of storing extra loads, toxic products, fuel and other items of use in the garage. This part of the house is therefore at greater risk of catching fire, and other mishaps. The garage safety inspection is inevitable to protect your vehicles, goods and even the entire property.

Associated Risks and Things to Check during Attached Garage Inspection

- **Fire Breakout or Explosion:** If an explosion takes place, fire will not take much time to spread to the rest of the house. During the inspection, the professionals need to check for stored articles in the area; dangerous chemicals, fuel, etc.
- **Penetration of Toxic Gases from the Garage to the Home:** If you have a large attached garage for multiple cars, as well as extra belongings, the space and adjacent premises of the house can be at a greater risk of hazardous emissions like CO, fumes from chemicals, etc. Even when the garage door is closed, the gases may eventually start penetrating the other parts of the house. This is a cause of concern for children, elderly home members, ailing patients and the pets. It is always smart to have a carbon monoxide alarm, as well as a smoke alarm in the garage.
- **Ventilation System:** An ideal solution for keeping the toxic gases at a bay is to install an exhaust system for ventilation of the air trapped inside the garage premises. It is always wise to contact qualified professionals to suggest the proper position of exhaust ventilation

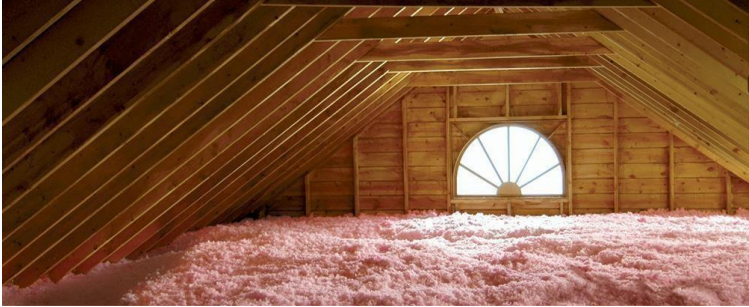
system, to ensure that the polluted fumes do not enter the main parts of the house through the windows, air vents, dryer vents, etc.

- **Position of the Garage-to-House Door:** How do you enter the garage from your house? Do you have a door connecting the interiors of the home to your garage area? If so, there is greater risk of inventing the pressure of toxic gases to the inner home premises. If possible, it is safer to have an entry and exit, to and from the garage, from an outdoor position only. The inner door should be kept closed as much as possible.
- **Professional Examination of the Ductwork:** The only permissible air vent in the garage is for releasing gases via exhaust system. If you have already installed an indoor-outdoor HVAC ductwork in the garage, call for a professional to remove it or seek advisory for proper replacement.
- **Fire Door:** It is always advisable to have a self-closing fire door to protect the home from CO gas, as well as to prolong the spread of a fire.

To get a proper assessment of your attached garage and its impact on the rest of the house, book a consultation at

maxwellhomeinspectionsservices.com

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 13 Inspecting Insulation**



The more the insulation in your walls, the less the amount of heat that will transfer through your walls. There are many ways to find out the exact spot where more insulation and air sealing is required in your home. If you want to go for a more thorough check up of your insulation system, then you should consider hiring a qualified insulation contractor. However, if you want to do it on your own, then keep reading this article; where we are going to discuss the basics of inspecting an insulation system.

Your attic is one corner of the house which surely requires more insulation, especially in the winters. While looking across your attic, you find that the insulation is the same or below that of the attic floor joists, then you must go for additional insulation. However, in case none of the floor joists are visible because the insulation is quietly above them, then you surely have enough insulation and there is no need to add more. You need to remember that the insulation needs to be evenly distributed without any low spots. At times, the insulation is high in the center of the attic and rather low in the corners.

When you ensure that you have enough insulation in the attic and you are able to identify that, the next thing you need to do is determine the R value of the insulation in that room. Insulation with more R value helps in effective blocking of heat when compared to insulation with lower R value. Nonetheless, you don't always need to go for the highest R value because it is related to the kind of weather you are living in. You will find many online tables which would give you a basic idea about what the ideal R value should be in your location. You also need to make sure that the entrance to the attic is properly sealed and doesn't have any gaps. Putting weather stripping in the corners of the attic hatch is also a good idea. The inner layer of the attic door should also be properly insulated so that no air can escape.

As for the insulation of your walls, the best thing to do is leave it in the good hands of the professionals of a reputable insulation inspection service provider.

30-DAY HOME INSPECTOR BOOT CAMP:**DAY 14 Inspecting for Mold**



While buying a home, there is no easy way to find out if there is mold in it or not. However, there are a few ways to determine if there is mold in the home you are buying. While purchasing a house, always check if there is any obvious sign of mold, like water-marked walls, waterlogged basement and murky odor in the kitchen and bathrooms. Make sure to check the laundry room, basement, cabinets and other nooks and corners of the house for murky smell and water stains. If the house you are trying to purchase is new, then check if it's made out of synthetic stucco also known as the EIFS (exterior insulation and finish system). The EIFS is an airtight shield, which helps in enhancing the insulation, but when not installed in the right fashion, it could lead to water leakage and growth of mold on the inner wall surface.

Ideally, you need to hire the services of a Licensed Mold Assessor and get the house properly inspected for mold and create a plan of action for a Mold Remediator. If you are trying to find the most reputable home inspection service in your area, then make sure that the company you call is licensed and check online for reputable reviews. If they are a professional company, they will promptly contact you and quickly execute the task of a mold assessment.

Though it's not the job of the home inspector to look for mold, any expert home inspector would warn you of any possible signs of water damage. A professional home inspector would check all the nooks and crannies of your house and find out any sign of mold.

In some states like New York, the seller of the home should disclose the presence of mold, in order to warn the buyer about their presence. Remember that the seller can only warn you about mold if he or she is informed about it. Don't expect the seller to go and check his house to find traces of mold. This is a job, which you as the buyer, needs to get done by hiring Mold Assessor.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 15 Inspecting A Roof**



Inspecting the roof of your home is one of those jobs which we always tend to procrastinate on for a later time, which never seems to happen until something bad happens. Ideally, you should climb up the ladder on a warm sunny day and fix all the problems you might find. Unless you are having leakage issues, it is advisable that you check your roof at least twice a year. In this article, we are going to tell you all you need to know about inspecting your roof.

While inspecting your roof, these are the factors you need to check:

- Rust spots on the flashings
- Buckling or blistering shingles
- Cracked or worn-out rubber boots surrounding the vent pipes
- Growth of lichen and moss is a signal that the roof has started to decay
- If you have asphalt roof tiles with loads of colored grit in the gutters, then it's not a good sign. Those sandy granules, which spread on the surface of the roof shingles, help to shield the roof from sun damage.
- Lastly, you need to find out if your roofing is reaching the end of its life cycle, in which case, you need to consider a replacement.

Easy fixes

Shingles which are loose, damaged or missing needs to be replaced promptly. If you have a basic idea about fixing a roof, then you can easily replace the caulk and shingle flashing on your own. If the vent boots and flashing have started to rust, then consider replacing them.

Clearing the moss from your roof

Moss eradication from the roof should ideally be done during fall. Get yourself a moss killer which is specially meant to be used on roofs. In the spring, you need to sweep the moss remnants with a broom. Any remaining green patches on the roof needs to be treated with moss killer.

Some of the early signs of roof leak are:

- Dark patches on the ceiling
- The paint beneath the roof overhangs might start to peel
- You might see wet spots surrounding your fireplace
- There could be water stains on the pipes which vent the water heater or the furnace.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 16 Inspecting Trees & Plants**

**Why Should You Inspect the Trees and Plant Life around the Home?**

Whether you are a homeowner or looking forward to purchasing a new one, it is extremely important to inspect the trees and take account of the flora too close to the property. Often the property owners, interested buyers and realtors are not aware of the concerns that may rise in future due to the trees on the property. Herein is a checklist of issues that may be a cause of worry and require some action if there are trees too close to your house.

Diseased Plants: Trees around the home can be good for your health, but if they are diseased or decaying from inevitable circumstances, there are chances of sudden falling. Heavy trees may fall suddenly due to storms or other climatic phenomenon, damaging your property. Inspect the trees well in advance and cut them down if treatment is not possible, to save money and prevent injury.

When choosing home inspection services, it is essential to note if the professionals has enough knowledge, equipment support and exposure to tree inspections. It is important to contact a qualified tree contractor to provide an in-depth report of trees and plants surrounding the property, in order to get a fair idea of the tree's condition.

Salix Plants: The willow trees are not a desirable option near the property especially too close to the septic tank or drainage system. The roots of these plants penetrate very quickly into the drainage system or water sources in the soil and may cause damage to the foundation of your house. These trees shed leaves too often, making the surroundings very clumsy and dirty.

Plants Abscission: The plants like honeysuckle and evergreen oaks shed leaves and debris throughout the year. If you have shedding plants such as cottonwood near the property, attempt to cut it down before July when the white feathery cotton-like substances can mess up your garden landscape and even the interiors of the house. Large shedding trees nearby can clog the gutters; damage your roof and shingles.

If the plants are too close to the house, check for the age of the plant and its proximity to the foundation of the house. The roots may grow deep into the foundation of the house when the tree grows in size.

Having plants at the corners of the house is better than those planted on the sides are. Plants on the southeast and southwest position of the house help to keep the temperature in control, giving a cooling effect. Plants on the sides may block the natural lights that enter the windows.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 17 Inspecting Windows**

**Things to Notice Carefully When Inspecting Windows**

Minor defect or cracking can lead to water leaking, heat loss and other problems. Periodic window inspections can help you to take note of the problem before they become too intense and save your money.

Different Types of Window Defects

Loss of Thermal Insulating Gas: Worn out seal on the successive window glasses can result in the leakage of the inert gas. This leakage allows moisture and dust inside the rooms, while causing loss of room temperature.

Cracks on the Window Glass Panes: A small crack on the window glass panes can cause the development of larger gorges over the time, allowing heat loss and letting external moisture enter the house. The cracked panes can break all of a sudden and cause accidents in case of major jerks or other consequences.

Broken Window Frames: Often, small cracks and chips on the wooden window frames are hard to notice. If the windows produce a rattling sound upon shaking them, then check the caulking, nails and the frame. Small gorges on the wooden frame can let air inside rooms, therefore, affecting the insulation. Contacting a qualified contractor who specializes in window repair can ease your problems and can provide low cost repairing and fixation without the need of complete replacement if detected at an early stage.

Water Penetration from the Windows: The dampness and presence of moisture near the windowsills is the sure sign of water penetration from outside especially during heavy rains and snowfall. A home inspector with the right tools may examine the extent of moisture absorption and window defects using the moisture meter measurement and infrared camera detection methods.

Hardening of the Window Joints: The locked windows in the house for a long duration can become rigid and difficult to operate later. Handling them randomly can cause unnecessary breakages. It is better to employ proper tools to open them with convenience. Some bolts and hinges may require lubrication to become functional again.

Dysfunctional Window Locks: The damage in the lock hardware or improper sash alignment is a common problem that may prevent your windows from locking effortlessly.

Even a small leakage on the windowpane, glass or the frames can cause air leakage. This can increase your expenses on electricity bills. Periodic inspection and maintenance can save you thousands of dollars without going through hefty repairing and replacements.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 18 Inspecting A Crawl Space**



Crawlspaces are a major cause behind so many troubles for a buildings structure, and they may also harm inspectors. It is advisable to never enter inside a crawlspace without protective equipment. The major reason behind this unsafe situation is that the cool and dark spaces inside welcomes so many pests inside, and they can lead to so many dangerous situations ahead. Crawlspaces in the house often stay unmonitored, and they lead to so many hazards due to long periods of ignorance.

How to inspect crawlspaces?

- **Proper Ventilation:**

All the ventilation openings must be distributed and screened properly so that crawlspaces can get some cross-ventilation points. Prefer to place at least one vent after a few feet in every corner, so that dead air spaces can be ignored.

- **Soil Moisture level:**

It is generally caused due to movements of natural water through plumbing leaks or soil. You can find them during visual inspection and they must be verified with some electronic measuring equipment. Excessive soil moisture leads to many problems such as: metal fastener's corrosion, wood rot and mold growth (etc.). It is generally caused due to lack of ventilation.

- **Damaged piers:**

Damaged stem walls and piers can cause huge damage to foundation and it is rated to be structurally significant. It is good to carry further diagnosis with expert professionals.

- **Temporary Supports demand attention:**

We often have wood support and concrete block support below floors and it is caused by undersize floor joist sagging issues. They can be fixed quickly, but we recommend calling professionals for permanent repair.

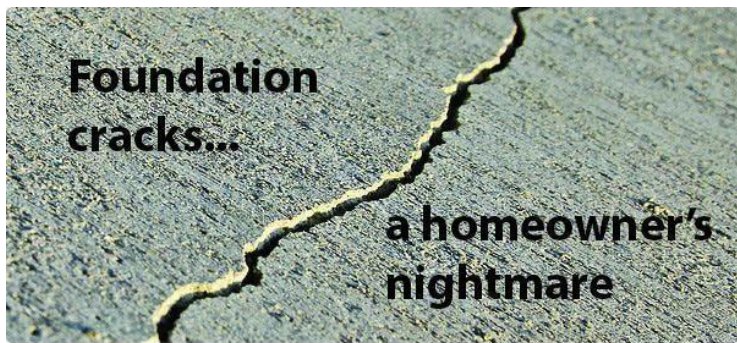
- **Issues caused by termites:**

You may have observed a metal strip at the top position of foundation piers, as well as stem walls- it is known as a termite guard. It is placed near crawl space at specific angle and helps to keep the home safe from mud tubes that are usually developed by termites. It is good to perform WDO inspection to avoid damage caused by mud tubes. During this inspection, professionals will also notice drill holes, as well as other undesired evidences around the foundation.

- **Improper wiring:**

It is important to run visual inspection over loose wiring connections, wirings that have fallen on doors and open junction boxes. They can cause potential damage if ignored for a long period of time.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 19 Inspecting Your Foundation**



It is important to make efforts for a home foundation inspection because it deals with the safety of the whole home. If you can detect the early warning signs such as structural weaknesses, pest infestations or water damage, then it is possible to stay out of trouble for the long run. Experts advise to organize foundation inspections at least twice a year, so that all issues can be detected on time. Issues that are ignored or left unchecked usually lead to more wastage of money and time at the later stage.

The foundation inspection task can be completed within 30 minutes and it is super easy, so you need not to worry about any disturbance to your work schedule. You simply need to call home inspection experts and they will manage everything within time.

There are generally three types of foundations: slab foundation, basement foundation and crawlspace foundation. All of them demand attention from home owner time to time. During foundation inspection process, experts look for a variety of things that can cause potential risk to your home.

How to inspect your foundation and what are potential solutions?

- **Check for standing water:**

This type of inspection is carried out after a rain storm because at that time you can visualize the downspouts around your house. In case these areas are accumulating water at less than 5 feet distance from your house, then it is advisable to buy a gutter extension for safety.

- **Cracks on exterior portion:**

Although, cracks are common in foundation exteriors, only the small ones can be tolerated. In cases where they have grown large, it is recommended to call professionals for proper treatment. If cracks are wider than $\frac{1}{4}$ an inch, then you must run proper preventive actions as soon as possible. This issue indicates an underlying structural problem in the foundation, so it will not be a good idea to ignore them.

- **Check for termites:**

If termite infestation has grown in your foundation, then it may demand an immediate investment for treatment and it also may devalue the actual cost of your home. If you want to run a check for termites, then it is essential to look around for pencil thin tunnels made up of mud as they help termites to travel up to their underground houses. If you find any of these at any location in your house, then it is good to immediately call a qualified exterminator.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 20 Inspecting A Sump Pump**



Those self-activating type electrical pumps that help to keep your home safe from damage caused by moisture are well known by the name, Sump Pumps. These pumps are commonly installed right below the crawlspace floors or basements, so that unwanted rise in ground water can be avoided. Generally, this accumulated water content may lead to interior damage and may also encourage undesired growth of fungus, mildew and mold. Sump pumps must be maintained with proper inspection to verify their reliability.

Working of a Sump Pump:

A sump pit is commonly dug at deepest part of basement, so that it can easily capture all flowing water droplets. The Sump pump is placed at the bottom of this pit and works for expelling unwanted water content to suitable discharge locations via long interconnected pipes. This sump pump gets automatically activated when water flow rises above certain threshold level.

Types of Sump Pumps:

- The most commonly used sump pumps are placed right above the water line because they are not designed with waterproof body. As they are placed outside the sump pit, so you can access them easily, but they may make too much noise during operation.

- Submersible sump pumps are placed underwater below the sump pit and they work silently. These pumps can serve you for longer duration with their tight seals and oil-cooled motors.
- Water-powered type sump pumps usually work like a backup accessory and become active only when the main pump faces any failure.

How to inspect sump pumps?

- The first most important thing to be check by all professionals is GFCI connectivity, as it helps to reduce the electric shock hazards in crawlspaces.
- There are varieties of faults that can be observed with a sump pump working. They may lose power, can be burnt out, face malfunctioning or may get misaligned or clogged with time. The emergency alarms can help to receive signals about all these issues, so that they can be diagnosed on time.
- A check valve is desired to be installed for a discharge line protection, so that water cannot return back to sump pit when it is turned off.
- Backup power sources must be tested, so that power outage issues can be handled on time. They are most likely to create trouble at the time of heavy floods or rains.
- The cover of sump pit must be inspected as it helps to prevent undesired water evaporation.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 21 Inspecting Attics**



Although, most of the home owners prefer to ignore attics inspection, it is actually very important to keep an eye on these spaces. It is smart to send an inspector to check the condition of attic during home inspection services. Attics can reflect the actual history of the house, and at the same time, they can also lead to serious issues if ignored for a long period of time. Attics are the most common cause of roof leaks, and it can lead to huge trouble in peak rainy seasons.

How to inspect Attics?

- **Rafter damage check:**

Roof defects can lead to so many defects and structural issues inside the attic. Although your roof may be appearing secure and sound, there can be a few broken rafters inside the attic. A close inspection to this area can lead to peace of mind.

- **Fire damage:**

In the case of rafters appearing in a different color, it could be due to fire. If they have turned black, then it is a sign of fire in the near past. But in the case of this wood being painted with white color, then it indicates that burn damage has been covered up by this paint.

- **Attic insulation:**

If the attic area is well insulated, then it may naturally drop down your winter season heating cost, as well as the summer cooling expenditure.

- **Attic water damages:**

Inspectors can also run a check for water leakage at all parts of your house. If you find any metal with rust or your attic is leaking, then it is important to call professionals from maxwellhomeinspectionsservices.com to run the complete check.

- **Chimney Access issues:**

Although it is difficult to inspect the chimney interiors from attic, however, a qualified chimney contractor can recognize whether this structure is strong enough or not. The inspection process will cover the check on bricks, as well as mortar, so that any unusual sign of damage can be detected.

- **Rodent Damage:**

It is easy to recognize if someone is living in your attic without your permission. Those tiny creatures such as rodents, squirrels and raccoons will leave some fecal pellets behind. If you find any sign of this, it is advisable to call experts to control this before it becomes an infestation.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 22 Inspecting Wells**



Many houses in the city are using drinking water from private wells, but very few of them are aware about the fact that it can sometime lead to health issues. The risks are more when you never ensure whether this source of water is safe or not. The drinking water supplies must be standardized as per EPA regulations, and further, you need to follow State Government rules regarding private drinking water supplies.

Wells and your Drinking water needs:

There are generally three types of water wells that you can commonly find in most houses around the city: dug, driller and driven. It is important to ensure that your well is constructed as per standard guidelines and its water is safe to use. Contact a trustworthy water-well agency to discuss the issue and organize a complete inspection for the safety issues. The most essential tip is that rain water should not get mixed with the well water that you are going to use for drinking. Rain water usually picks up so many bacteria and chemicals that are harmful for the human body and can cause many serious health issues.

To ensure complete safety, place your well at a location where it stays safe from other sources of contamination. It should be at least 50 feet away from septic tanks, livestock yards, septic leach and silos. Use a 100 feet distance formula for liquid tight manure storage, petroleum tanks and fertilizer storage systems. Manure stacks should be at a distance of 250 feet.

Importance of Inspection:

Most of the homeowners forget to introduce inspection and maintenance procedures to their home safety. The ignored crises can later result into big problems, and then you may have to invest more on repairs. It's important to take care of well installation, as well as repair records. Ensure that you have run water and pump plumbing tests thoroughly, and if you are not aware of these procedures, then call a qualified well contractor for help.

Home owners are advised to protect the well area as it should not come in direct contact with household disposal. Care about the wastes and lawn care chemicals to ensure complete safety. Ensure that your well is perfectly protected from wildlife, pets and human waste. Farmers are advised to minimize the usage of pesticides and fertilizers.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 23 Inspecting Air Conditioning Systems**



It is advisable to make proper efforts for the inspection of the air conditioning system to ensure they are fully functional. I recommend calling trained professionals for complete check-up, so that everything inside can stay safe. There is no doubt in saying that installation of air conditioning systems is a big investment, so it is essential to ensure energy efficiency and functioning at optimal performance over time. If you neglect the health of a HVAC system, it may lead to premature failure.

Although you can run a few basic inspection steps by your own at home, but it's important to call trained professionals for yearly tests.

Which units demand your major attention?

- It is important to clean the exterior condenser systems, as well as their components.
- Add proper inspection procedure for condensate drain line.
- Clean all the air filters.
- In the winter season, prefer to cover your exterior condenser unit for its complete safety.
- Prefer to close all the air distribution registers.

Important Instructions to follow for complete inspection of air conditioner devices:

- You need to start with thermostat and note that it is working fine with proper control over temperature ranges for both cooling, as well as heating mechanism.
- It is important to turn off all the circuit breakers for air conditioner and furnace and keep them off till the time you complete your full HVAC inspection.
- All the loose electrical connections must be observed and call trained professionals to fix them properly.
- During your manual inspection, judge the noises or squeaks over moving parts.
- Ensure that there is no clogging in the condensate system because it can contribute to development of bacteria.
- Never forget to clean all the filters that are attached with cold air returns at home. To improve the functionality and efficiency of HVAC systems, it is advisable to clean them after every 90-day cycle.
- Find some time to check gas leakage issues and check if any smell comes out. Run complete inspection over burners or heat exchangers to observe cracks, if any, and check deterioration, as well as abnormal discoloration issues.
- Ensure to keep HVAC system from debris and dirt as it has direct impact on efficiency of whole mechanism.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 24 Inspecting Bathrooms & Kitchens**



It is important to be highly careful while doing installations at bathrooms and kitchen because these areas are prone to moisture and leakage issues. Professionals suggest using ground fault circuit interrupter type outlets in such areas like near pool, outdoors, crawl spaces, unfinished basements, garages, bathrooms and sinks or any other location that is affected by moisture.

One needs to keep an eye on broken or leaking parts of moisture affected areas. It is essential to run routine inspection for kitchen faucets, shut off valves and sprayer, etc. Some of the most common problems found in such devices are:

- Cold and hot shut off valves must be checked under sink leaks.
- Shut off valve must be located below sinks with all dishwashers.
- Leaking faucet inspection is necessary.
- Ensure that all water lines, whether they are hot or cold, as well as all dishwashers, must have properly installed shut off valves.

Steps that you need to follow for fixing up the bathroom leakage issues:

- First, you need to inspect the whole bathroom for any kind of water leakage. Keep an eye on the areas around tub. Toilet, shower door, tub overflow and tub drain.
- It is good to snap the chalk lines on the bathroom ceiling and prefer to use a reciprocating saw to cut out the drywall damage.
- Check if there is any water damage at the backside of drywall.
- You need to make some efforts to measure the exact distance between plumbing fixtures and water damage points, so that you can estimate the leakage source location.
- It is time to perform water leak test. Use your handheld shower to spray some water at the door.

- Verify whether water is leaking out from tub or shower or somewhere below the ceiling.
- Develop a water-tight seal to the shower door.
- It is essential to use a grout saw or utility knife for scratching out the caulk and grout from areas around tub and floor.
- Many professionals suggest adding a bead of clear silicone caulk over the tub and floor joints.
- Finish all the drywall patches with joint tape and joint compounds.
- At the end, apply primer and two-paint coats to add more safety.

It is always recommended to hire a qualified contractor if you are uncomfortable with any of the above steps.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 25 Inspecting for Wood Destroying Insects**



Some of the biggest threats to buildings are caused from tiny pests that can consume wood from your home installations. As per recent reports, wood destroying insects can cause property damage of more than \$1 billion dollars every year. It is difficult to observe their movements with naked eyes, but if you know the right inspection guidelines, then you can catch them easily. Generally, damage caused by these tiny insects can take 3 to 8 years, and their activities commonly depend upon location of colony, climate, as well as on changing moisture levels. If they are ignored at initial stages, they can cause huge damage with time.

What are most common types of Wood-Destroying Insects?

- The most common of these are subterranean termites and they cause major damage to products that contain cellulose and wood such as paper products, wooden panels, art canvases or cardboard boxes.
- Carpenter ants live in decayed wood areas and they love to eat almost all the stuff that humans commonly do like protein, fat or sweets. They are a major reason behind structural damage.
- Preferably unfinished wood work welcomes carpenter bees to make their nests. They are able to develop holes in wooden materials with 1 to 2" diameters and lay down their eggs inside these tunnels. Although they are less harmful as compared to the aforementioned two, but can allow moisture content to enter inside wood.
- Powderpost beetles love to lay down their eggs in wood pores, crevices, as well as in cracks. They attack some softwood type materials such as pine and spruce. Qualified Pest Inspectors can help you to get rid of these issues at the right time with standard procedures. It is advisable to run scheduled inspections on your property to ensure that it is safe from all wood-destroying insects, and this inspection should be carried out at least once in a year. Professionals can locate potential spots of damage and can suggest to you, the right solutions to deal with these tiny species. You can purchase the termite services from some

trustworthy companies to have safe living space. Generally, the cost of inspection is observed to be around \$100 or \$200 for most common situations, but it can vary as per the size of your house. The key to saving money and protecting your home is to be proactive whenever you notice a problem.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 26 Inspecting Heating Systems**



It is essential to run annual heating system inspections at your home for complete safety, as well as to boost their efficiency. Time to time inspections can ensure guaranteed safety of people living inside. The professionals who inspect heating systems in houses can help you to identify all issues with ease and can describe them in detail for complete awareness.

Plan Heating System Inspection for your Home:

It is always advisable to call a licensed contractor for completing the annual home inspection task. Even if you know the basic process yourself and keep on running the monthly visual inspection to identify problems, it is essential to call professionals for a complete check-up at least once a year. Superior advice is always the best choice for annual home inspection as they know the right procedures and will not leave any area un-checked. It is important to run a thorough check on all types of combustion driven heating mechanisms to ensure complete safety. This process includes inspection of oil fired type hot water boilers for radiant floor, baseboard, radiator heating systems and oil fuelled advanced forced air systems.

What to include in inspection checklist?

Maxwell Home Inspection Services helps home owners to identify their best inspection needs and areas to be covered. Here are few important steps that you need to follow for complete safety:

- It is important to run a complete check for carbon monoxide detectors. They are one of the most essential equipment in homes that have installed internal combustion furnace systems. You need to collect details about basic safe guards and follow the safety tips carefully, so that everything can stay on in the right place and keep on working perfectly. Focus on a detailed safety check of power systems and batteries for proper functioning of detectors.
- There are few inspection points that must be observed by professionals only. Call a licensed contractor from your locality to check vents, flues and chimneys to ensure their adequacy and serviceability.
- Run a complete check on safety devices. Observe the pilot safety switches in both oil, as well as gas-based systems.
- The heating system efficiency largely depends upon the condition of your heat exchanger system. If it is not working as designed, then it may cause huge trouble in the long run.
- Find some time to clean the area inside furnace and ensure that there is no build-up of soot.

Book your appointment with professionals at maxwellhomeinspectionsservices.com for complete assistance regarding inspection of heating systems.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 27 Inspecting Plumbing Systems**



Those who are looking for a new home in the market are advised to run an inspection over the entire structure to ensure a healthy deal. The plumbing systems works like most essential units in your house, so how can you forget to inspect this mechanism? Experts advise not to buy properties based on their face values, but rather go for the complete inspection, and then pick the most suitable and safe one for your investment.

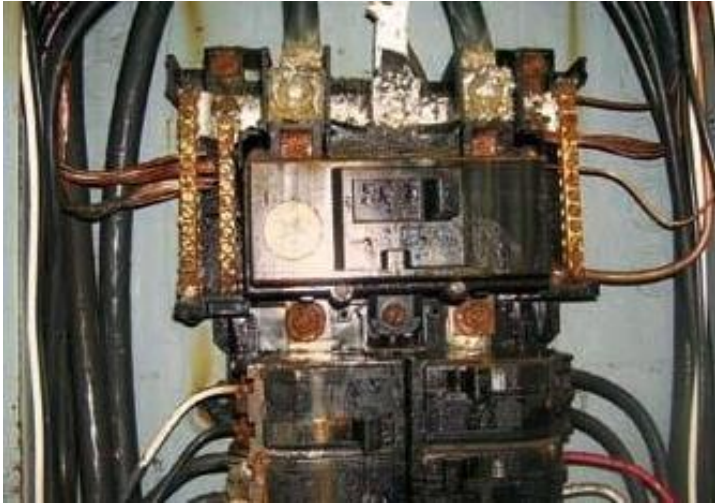
How to complete the plumbing inspection?

Fix your appointment with the contractor or the real estate agent and go for a complete inspection with proper preparation. Ensure that you have worn clothing that you are ready to get dirty and prefer to carry a flashlight with you. Most of the home deals are completed without inspection and owners may face many troubles down the road. So even if you are buying your property from a reputable agent, then also go for a complete inspection before you complete the buying procedures. Some things in your new house may demand immediate attention for repair and Maxwell Home Inspection Services can help you to identify them. The inspection checklist for Plumbing System:

- Run an inspection over the water meter and ensure that the shut off valve is working normally. When shut off valve is closed, then no water should come out of any of the taps in the kitchen, as well as in the bathrooms.
- Check if there is any lead type pipe in your home. Generally, homes that are developed prior to 1986 are completed with galvanized plumbing. Experts do not recommend keeping children in a house that has lead plumbing installation, but the water can be boiled or the lead pipes can simply be changed by a qualified plumber.
- Try to collect information about the size of water pipes, so that you can have an idea about how much water will come out of the tap at max.

- The hot water heater installed at your home also demands your attention. Enquire the details about its age and check whether it is capable enough to fulfill needs of our family or not. The tank inside should not have too much minerals deposited over it as they can cause water heating issues. In case tank parts have corrosion issues, then be sure to write a list and buy new parts.
- Ensure that all water pipes are well designed to resist in colder temperature. It is good to wrap them with proper freeze proof shields.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 28 Inspecting Electrical Systems**



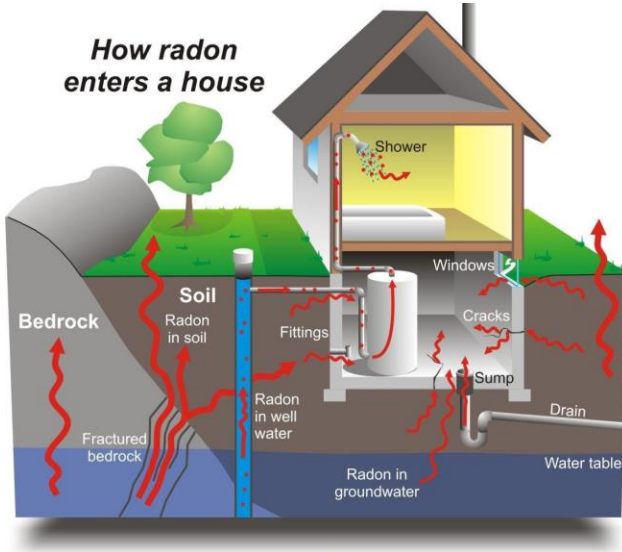
As per the specifications of all new appliances, electrical professionals suggest to make use of 100 amp panels instead of 60 amp services. Also, it is important to provide a main disconnect point to all main panels. Ensure that all the electrical panels in your house are well grounded, and for this, you need to use a high-quality grounding rod outside, as well as inside your home. During the inspection, one must be able to trace the complete ground wire connection into the electrical pack that is going up to the water supply line.

How to inspection electrical systems at home?

- You will need to focus upon ground wires and rods. Ensure that the ground rods are well installed below basement floor, as well as below the electrical meter. Call a local electrical expert to ensure this connectivity.
- Within proximity of sinks, outdoors, unfinished basements, bathrooms, pool and near roof outlets, it is essential to install GFCI type outlets. This Installation can be avoided in some inaccessible outlets.
- It is common to find exposed wire in garage areas, as well as in basements. Most of the time, home owners install outlets without using a plastic/metal conduit for complete safety. This issue must be corrected to prevent shock or further damage to wires.

- Sometimes, people hook up negative wires with the positive side and positive wires with the negative side and the polarity gets reversed. It may not be a major safety issue in today's advanced electrical system and can be easily fixed up by simply switching wires.
- You may have a few non-grounded type outlets in your home; they are generally developed with a two-wire system. Home owners are advised to call electricians to install properly grounded outlets at each location and prefer to replace the older ones also for added safety.
- Prefer to replace the spliced wires with junction boxes for added safety, and all the electrical wires must be properly placed inside the junction boxes.
- Keep an eye on missing face plates and junction box covers, they can lead to major safety hazard, so must be corrected as soon as possible.
- It is essential to install smoke detectors on each floor of the home, as well as keep them functional all the time.
- Never forget to check laundry outlets, as well as water softener outlets, for standard installation services.

**30-DAY HOME INSPECTOR BOOT CAMP:
DAY 29 Inspecting/Testing for Radon**



Radon is a harmful, odorless gas that often gets decayed into radioactive particles that is very harmful for your lungs, as it can either do damage to tissues and lead to lung cancer. This is one of the biggest causes of cancer that takes about 21,000 lives in America every year. Radon generally enters from breakdowns of uranium in water, rock or soil and they come inside your house via foundation leaks or porous building materials.

It is essential to introduce a Radon mitigation system for the reduction of radon gas accumulation in breathing zones of buildings, as well as from water supplies. In most common cases, the radon mitigation for the air is completed by introducing proper ventilation at all locations.

Time to test your living space for radon:

It is a simple and less costly inspection that can be completed by home owners themselves or you can call professionals from Maxwell Home Inspection Services. There are generally two major types of radon test kits:

- If you use Short Term test kits, then they can take about 4 to 7 days for complete results.
- The long-term tests kits consume more time and it may go beyond a week.

It is good to start with short term tests first, so that you can maintain a healthy space for living at home. Use some detection meters to check Radon gas levels at home and if reading is above 4 pci/L, then you must take a quick action for safety per EPA standards.

Radon gas levels at home may keep on changing with time, so it is advisable to apply long term tests for complete safety. In case radon levels are observed to be very high, it is advisable to consult a contractor to install a radon mitigation system.

Keep on running the radon tests time to time at your home, and if you find them around or above 4, then it becomes essential to fix up all issues as soon as possible. Prefer to call some qualified contractors to complete the procedures as they know the right procedures to conduct safety inspections. Go online and check for price estimates, it is always good to compare services of two companies, and then pick the most suitable one.

30-DAY HOME INSPECTOR BOOT CAMP: DAY 30 Inspecting Your Home



The home inspection process is essential for every living space as it helps to ensure safety in the home. You made a big investment to buy your new home, but most times, the complete home inspection is often forgotten, which can open many problems later down the road. It can help you to gain information about any undesired conditions in house. Call Maxwell Home Inspection Services to observe the complete house for all safety parameters. If you hire a good inspector, then he will make you clear about every safety aspect, so that your investment can be beneficial.

Although, it may appear that the home looks ready to buy, it cannot be considered safe without ensuring the safety of roofing, plumbing, insulation and other structural features.

If you hire a permanent home inspecting agency, then it will be just like buying a secure insurance policy for your home that will serve you for years with ease.

Types of Procedures for Complete Home Inspection:

There are so many types of home inspection processes that are rated to be essential if you are going to buy a new house. First, you need to work on the inspection of ventilation, insulation, interior, HVAC, plumbing, electrical, roofing, exterior and structural issues. Once your basic inspection gets completed, then it is important to collect suggestions for future safety from experts. It is required to complete all necessary improvements and repairs on time, so that issues don't go worse with time.

Secondly, it is essential to run a detailed inspection for damage caused by wood-destroying termites or other tiny organisms. It is good to call a certified expert to complete this task because most of these organisms cannot be observed with naked eyes. Find some time to organize a professional termite inspection at least once in a year as it will help to keep your valuables safe.

A Radon inspection is one very important aspect during the course of a home inspection. These radioactive gases are generally produced from elements that are formed with chemical breakdowns. These gases leave many harmful effects on the human body and often occur in basements. You may need to invest more to fix up this issue if your radon levels are at or above 4 pci/L.

Thank you for taking the time to read this book. It was my pleasure to go through all the important aspects of your home. It is my hope that you feel more confident about home ownership. Protecting your family, as well as enjoying everything your home has to offer, is the most important part of home ownership.

If you have any questions or comments about this book, please feel free to contact me any time.

Thank you,

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