

CHECKLIST

BASEMENTS

FOUNDATION

- Cracks in walls or floors** - Look for any visible cracks, especially horizontal or stair-step cracks, which may indicate foundation shifting.
- Bowing or leaning walls** - If basement walls appear to be leaning inwards, this could be a sign of foundation movement.

WATER INTRUSION

- Efflorescence** - White powdery substance on walls or floors, suggests moisture intrusion
- Standing water or dampness** - Check for any pooling water or excessive dampness, which could point to drainage or waterproofing issues.
- Water stains or peeling paint** - On walls, floors, or ceiling, indicating past or ongoing water intrusion.

MOLD

- Visual evidence** - We have a saying, "If it looks like mold, it is mold." Look for discoloration on surfaces like floor joists. Mold can be black, white, or anything in between. Swab & air sample tests are an option to confirm.
- Musty odors** - A strong, damp smell that could indicate mold growth.

CRAWLSPACES

FOUNDATION

- Cracked or settled columns** - Check for cracks, improper spacing, or weakened joists.
- Wood rot** - Rotting wood in the crawlspace can indicate potential structural damage.
- Signs of pests** - Rodents or insects can cause damage to the home's stability.
- Exterior Wall Settlement** - Cracked brick or stone

WATER INTRUSION

- Sump pump** - Is there one installed? Is it functional and properly maintained?
- Standing water or dampness** - Any visible standing water indicates poor drainage or waterproofing.
- Sagging insulation** - Can indicate moisture issues or poor ventilation.
- Vapor barrier** - Does it have one? This helps prevent moisture from the ground & helps with humidity.

MOLD

- Visual evidence** - We have a saying, "If it looks like mold, it is mold." Look for discoloration on surfaces like floor joists. Mold can be black, white, or anything in between. Swab & air sample tests are an option to confirm.
- Musty odors** - A strong, damp smell that could indicate mold growth.

ATTICS

STRUCTURAL INTEGRITY

- Sagging or warped rafters** - Could be a result of water damage or foundation issues causing structural shifts.
- Signs of pests** - Look for droppings, chewed wires, insulation damage, or nests. Common pests in attics could include rodents, squirrels, and bats. Greasy stains, tracks, or unusual sounds/smells could also be signs.

WATER INTRUSION

- Water stains** - Look for staining on the ceiling or rafters, which could indicate past or current leaks.
- Condensation** - If you see condensation or water droplets on surfaces, it could suggest excessive humidity or a leak.
- Insulation issues** - If the insulation is wet or displaced, it may be due to water intrusion.

MOLD

- Visual evidence** - We have a saying, "If it looks like mold, it is mold." Black or green spots on the wood or insulation could be an indication of mold due to poor ventilation or leaks.
- Ventilation** - Proper ventilation is key in preventing moisture buildup. Check for soffit vents, ridge vents, or attic fans to ensure adequate airflow.

EXTERIOR PERIMETER OF PROPERTY

- Overflowing gutters** - Gutters that aren't properly draining water can lead to water pooling near the foundation and cause erosion or foundation damage.
- Gutter downspout extensions** - Make sure downspouts are extended away from the foundation (at least 3-4 feet) to prevent water from pooling near the house.

- Cracks in exterior walls** - Vertical or diagonal cracks on the exterior, particularly near doors and windows, could be a sign of settling or shifting foundations.
- Poor grading around the foundation** - Check for any areas where water might be collecting around the home, as it could indicate drainage problems or improper grading.

- Damaged or missing siding** - Gaps or missing pieces may allow water to penetrate the walls, leading to moisture and potential mold growth.
- Foundation vents** - Make sure they are clear of debris and functioning properly to prevent moisture buildup under the home.



NEW TO HITMAN SOLUTIONS?

We're here to help you and your clients navigate any issues that arise during the home inspection process, specifically foundation problems, water intrusion, and mold concerns. Even the scariest foundation problems are fixable. We use an educational approach to explain these issues to buyers, sellers, and agents, offering accurate solutions - rather than using scare tactics. Many agents have told us that a "calming effect" is one of the most important qualities they look for in a contractor partner—and we're here to provide just that! Below, you'll find some additional FAQs that agents often ask. And, of course, if you have any other questions or concerns, feel free to reach out to our team anytime!

REALTOR FAQ'S

ARE ESTIMATES FREE?

Yes! There's no charge to you or your clients for our experts to inspect the property and provide an estimate.

CAN YOU WORK WITHIN MY TRANSACTION'S DEADLINES?

Absolutely! We work within your transaction's timeframes. Just let us know when your inspection response is due, the closing date, or any inspection responses that have already been agreed upon.

WHAT'S THE BEST WAY TO REQUEST AN INSPECTION?

The fastest way is for you or your client to visit our website and submit a request. The form takes less than 2 minutes to complete. Once submitted, Caroline will give you a call the next business day to schedule the inspection!



DO MY CLIENTS OR I NEED TO ATTEND THE INSPECTION?

No. As affiliates of MIBOR, we have access to BrokerBay and are held to the same ethical standards. Therefore, we can handle the appointment without you needing to be there. However, if you or your clients would like to attend, just let us know, and we'll be happy to coordinate!

HOW QUICKLY DO I GET AN ESTIMATE?

Our goal is to deliver the estimate within 24-48 hours after the inspection.

WILL YOU HELP EXPLAIN REPAIRS TO MY CLIENT?

Of course! Our inspectors provide detailed pictures and videos of the issues they find, along with their recommended solutions. This information can be easily shared with anyone involved in the transaction.

ARE YOU GOING TO QUOTE THINGS OUTSIDE THE SCOPE OF WORK WE ASKED YOU TO LOOK AT?

No, we don't oversell. We never use scare tactics or quote items you didn't ask us to inspect. We focus only on the issues you've asked us to take a look at.

CAN MY CLIENT PAY AT CLOSING?

Yes! Once repairs are agreed upon, many of our jobs are listed on the settlement statement, and the title company sends us a check for the repairs.