



HOME INSPECTION *Checklist*



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HOME INSPECTION Checklist

When it comes to buying a home, what you see isn't exactly what you get. A home inspection will protect you against undetected issues and will give you the opportunity to know the house before you close. Use this list to get the most value out of your inspection.

Grounds

- Trees in good condition without overhanging or touching the roof
- Landscaping, driveway and walkways in good condition with no significant cracks
- Drainage away from the house with no standing water
- No evidence of leaks from septic tank
- Deck and stair railings are secure
- Detached garage, shed, fence and deck show no rotted wood or evidence of termites

Exterior

- Exterior walls appear straight with no sagging, bowing or staining
- Windows and door frames appear square
- Siding has no cracks, decay or curling
- Bricks show no damage or cracks in joints
- Stucco shows no large cracks Paint is not flaking or blistered
- Roof shingles are not missing or damaged and show no curling or cupping
- Gutters show no decay and drain properly
- Chimneys appear straight and undamaged
- Automatic garage door operates properly and stops for obstructions

Interior

- Floors, walls and ceilings appear straight and level without visible stains, cracking or damage
- Doors open easily and latch properly when closed
- Lights and switches operate properly
- Adequate number of electrical outlets in each room
- Heating and air conditioning vents in all rooms
- Fireplace has no cracking and shows no staining
- Fireplace flue has been cleaned and is lined
- Smoke detectors and carbon monoxide detectors are working properly and located properly
- Stairway treads and risers are solid

Bathrooms

- Visible plumbing under sink is in good condition and shows no signs of water damage
- Ground fault circuit interrupter (GFCI) receptacles for all electrical outlets located within 6 feet of sinks
- Adequate water pressure for hot and cold water at all fixtures
- Tub, shower and sinks drain smoothly
- Toilet flushes and fills properly
- Toilet is stable, with no rocking or stains at base
- No evidence of leaking around base of tub or shower

Kitchen

- Visible plumbing under sink is in good condition and shows no signs of water damage
- Ground fault circuit interrupter (GFCI) receptacles for all electrical outlets located within 6 feet of sinks
- Working exhaust fan vents to outside Garbage disposal is operational Water flow to sink is adequate and drains properly
- Dishwasher drains properly and shows no evidence of leaks
- Built-in appliances operate properly
- Cabinets are in good condition

Basement

- No evidence of moisture No evidence of water damage to above floor
- No staining or major cracks in exposed foundation
- Sump pump operates properly Visible floor joists show no damage, decay, or staining and appear straight



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Attic

- No evidence of staining from roof
- Structure shows no damage or decay
- Adequate ventilation through soffit vents and end louvers
- Insulation is sufficient and installed properly Electrical splices are contained

Crawl Space

- ☒ Adequate ventilation to the exterior
- ☒ No evidence of damage from moisture and insects
- ☒ Insulation between crawl spaces and heated areas
- ☒ Water supply and waste pipes are insulated

Heating and Cooling Systems

- ☐ No gas odor
- ☐ Air conditioning and heating operate well
- ☐ Air filters are clean
- ☐ Flues have no open seams and slow up to chimney connection
- ☐ Cooling unit has no visible rust
- ☐ Duct work is in good condition

Electrical Systems

- Wiring is in good condition
- Service panel has normal capacity with cables attached correctly
- Cables are secured and protected
- No exposed electrical splices

Plumbing

- Visible pipes have no damage or evidence of leaks
- Water heater shows no signs of rust Manufacture date of water heater is within length of expected use
- Water pressure falls within accepted range
- Hot water temperature does not exceed 125-degrees Fahrenheit

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Notes:



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