

# Home Inspection Checklist

Use this checklist as a guide during your thorough home tour so that you can catch any potential problems before you put in an offer. Keep this handy during your inspection, too - if any of these items aren't covered in the inspection report, be sure to ask your inspector why.

## Exterior

- Is the paint in good condition? Is it flaking in spots?
- Is the siding in good condition?
- Are all windows in good condition with appropriate seals intact?
- Do all doors open and close properly with all seals intact?
- Does the garage door operate properly and have a working safety sensor installed?

## Roof

- What is the overall condition of the roof? Look for missing shingles or damaged flashing.
- Are gutters and downspouts firmly attached and free of any damage?
- What is the condition of the chimney? (If applicable)
- Are skylights and other ventilation elements properly sealed with no visible damage?

## Electrical

- Do all of the switches work? Are there any obvious and significant malfunctions?
- Have the outlets been grounded?
- Is the panel updated and expandable for additional appliances or a potential remodel?
- Is there knob-and-tube wiring?

## Interior

- Check that doors, walls, and ceilings appear straight and level without visible strains, cracks, or damage
- Ensure all doors open and close properly
- Ensure all windows open and close properly
- Check baseboards and molding for any damage or warping
- Ensure there is no asbestos present

## Attic

- Are there any signs of leaks in the roof?
- Is there enough insulation and adequate ventilation?
- Are there any holes or cracks large enough for rodents to enter?

## Appliances

- What is the age and condition of the stove, dishwasher, refrigerator?
- Is the garbage disposal working properly with no noticeable leaks?
- Are there any other appliances that are being left, and are they in good condition and working properly?

# Home Inspection Checklist

## Lot

- Does drainage appear to be traveling away from the house?
- Are there any visible signs of standing water near or around the house?
- What is the condition of the patio and/or deck (if applicable)? Are there signs of rotting wood?
- Are trees and other major vegetation healthy? And are they hanging too close to the roof or power lines?
- If the property has an irrigation system, does it work properly with no noticeable leaks or damage?
- Is the fence and/or walls in good condition with no damage?
- Are the driveway and any walkways clear of any significant cracks and damage?

## Foundation

- Are there significant cracks or disturbances in the foundation?
- Does these appear to be any irregular sloping or settling of the home, garage, or other exterior structures?
- Are there any large trees or plants encroaching on the foundation?

## Plumbing

- Has the sewer line been scoped to check for potential cracks or damage?
- Water heater - condition of, appropriate size for the home, and no signs of rust or damage
- Water pressure
- Visible pipes show no signs of damage or leaks
- Are all sinks, tubs, and showers draining properly with no signs of clogs

## Basement

- Are there signs of moisture or mold? Check for musty odors.
- Is there adequate insulation?
- If there's a sump pump, is it working properly?
- Are there any signs of pests or termite activity?

## Heating/Cooling System

- How old is the furnace and/or AC unit?
- Do all interior rooms have proper vents?
- Are all rooms heating up and cooling down properly?