

Inspection Checklist

Property Location	
City, State, Zip	
Date of Inspection	

Exterior

Acceptable	Defective	Marginal	Not Present	Not Inspected	See Comments	Item	Potential Issues/Concerns	Notes
						Steps	Cracking, sturdiness, loose material, level	
						Walkways	Cracking, tree roots penetrating, uneven	
						Decking	Cracked beams, level wood	
						Retaining Walls	Leaning, cracks, weep holes for drainage	
						Driveway	Cracking, clean	
						Trees/Vege	Dead trees/overgrown	
						Fascia brd	Rotten-damage	
						Basement Stairwell	Look for signs of water penetration	
						Grading	Should grade away from home	
						Fences	Unstable, needs repair	
						Type- Circle one: Vinyl Brick Wood Alum. Stucco	Check for loose, bent, cracked, or broken pieces. Inspect all caulked joints, particularly around window and door trim.	
						Soffits	Rot- Falling from home	
						Entry Doors	Lock working properly-weather seals	
						Door Bell	Working	
						Windows	Broken-Humidity between panes	
						Screens	Ripped	

						Electrical Outlets	G.F.C.I. Protected	
						Hose Bibs	Location- Gate Valves	
						Chimney	Check for crumbling mortar around brickwork.	

Roof

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
						Age_____	Check for curling shingles	
						Ventilation	Ridge vents	
						Gutters		
						Downspouts		
						Leader	Redirect water away from foundation	
						Chimney		

Garage

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
						Garage Doors	Rot-Closing smoothly	
						Door Operation	Remote Operation- Insure the door has safety feature to open if it hits obstruction.	
						Service Door	Metal or fire retardant	
						Electrical Outlet	G.F.C.I. protected	
						Floor	Concrete Cracking	

Electrical

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
						Service	100 amp service is recommended	
						Outlets	Check each with recommended tester.	

Attic

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
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						Ventilation	Ridge Vents- Soffit vents	
						Insulation	Flooring covered	
						Water Penetration	Staining on beams	
						Stairs	Secure	

Basement

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
						Floors	Cracking-uneven	
						Walls	Cracking	
						Floor Drain	Sump pump/ French drain	
						Seepage	Water stains	

Heating System

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
						Heating System Age_____	Turn on-Check all radiators, heat registers etc. for output.	
						Fuel	Gas___ Oil___ Elec. ___ Other_____	
						Oil Tank		
						Auto Water Feed-Steam units	See if steam systems have auto feed mechanism installed.	
						Zones Valves	Check each zone individually to insure it works.	
						Asbestos		

Plumbing

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
							Look for signs of water on floor and rust around base of unit.	

						Hot Water Heater	Age____ Capacity_____ Gallons	
						Toilets		
						Shower		
						Water Service Line	Type_____	
						Main Water Shut-off	Working properly	
						Waste Lines		

Bath-1

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
						Ceiling	Sign of stains from bath above-soft spots	
						Walls	Tile/Paint/Etc	
						Bath/Shower walls	Tile-need re-grouting-soft spots, etc	
						Electrical Outlets	G.F.C.I. protected	
						Sink	Chips-Use/replace	condition
						Faucets	Leaking-test water pressure	
						Toilet	Reuse/Replace	condition
						Counter	Reuse/Replace	condition
						Traps under sink	Leakage	
						Ventilation	Vent fans installed and working	
						Windows	Condensation between panes	

Bath-2

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
						Ceiling	Sign of stains from bath above-soft spots	
						Walls	Tile/Paint/Etc	
						Bath/Shower walls	Tile-need re-grouting-soft spots, etc	
						Electrical Outlets	G.F.C.I. protected	

						Sink	Chips-Use/replace	condition
						Faucets	Leaking-test water pressure	
						Traps under sink	Leakage	
						Toilet	Use/Replace	condition
						Counter	Tight-Chips-Secure	condition-use or replace
						Ventilation	Vent fans installed and working	
						Windows	Condensation between panes	

Bath-3

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
						Ceiling	Sign of stains from bath above-soft spots	
						Walls	Ceramic Tile-need re-grouting-soft spots	
						Bath/Shower walls	Ceramic Tile-need re-grouting-soft spots	
						Electrical Outlets	G.F.C.I. protected	
						Sink	Chips	condition
						Faucets	Leaking-test water pressure	
						Traps under sink	Leakage	
						Toilet	Reuse/Replace	condition
						Counter	Reuse/Replace	condition
						Ventilation	Vent fans installed and working	
						Windows	Condensation between panes	

Kitchen

A	D	M	NP	NI	C	Item	Potential Issues/Concerns	Notes
						Stove	Use/Replace	Condition
						Oven	Use/Replace	Condition
						Dishwasher	Use/Replace	Condition
						Microwave	Use/Replace	Condition

						Refrigerator	Use/Replace	Condition
						Exhaust Fan	Use/Replace	Condition
						Other_____		
						Electrical Outlet	G.F.C.I. protected	
						Countertops	Use/Replace	Condition
						Sink	Use/Replace	Condition
						Faucets	Use/Replace	Condition
						Traps under sink	Leakage	
						Backsplash	Use/Replace	Condition
						Counter	Use/Replace	Condition
						Ventilation	Vent fans installed and working	
						Windows	Condensation between panes	
						Floors and wall tile	Cracking or chipping- Look for soft spots	
						Ceiling	Check for stains from any baths above	
						Cabinets	Secure to wall	Condition-replace or not

Other Rooms- Bedrooms-Family Rooms etc.

Room #1

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
						Floors	Level	
						Ceilings	Cracking-water stains	
						Walls	Cracking-water stains	
						Doors	Shut properly-locks	
						Windows	Open/close easily- humidity-locks	
						Heat Registers	Working and producing heat/air	
						Thermostat	Working	
						Electrical Outlets	Check if working	
						Closets	Cracking-water stains	

Room #2

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
						Floors	Level	
						Ceilings	Cracking-water stains	
						Walls	Cracking-water stains	
						Doors	Shut properly-locks	
						Windows	Open/close easily- humidity-locks	
						Heat Registers	Working and producing heat/air	
						Thermostat	Working	
						Electrical Outlets	Check if working	
						Closets	Cracking-water stains	

Room #3

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
						Floors	Level	
						Ceilings	Cracking-water stains	
						Walls	Cracking-water stains	
						Doors	Shut properly-locks	
						Windows	Open/close easily- humidity-locks	
						Heat Registers	Working and producing heat/air	
						Thermostat	Working	
						Electrical Outlets	Check if working	
						Closets	Cracking-water stains	

Room #4

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
						Floors	Level	
						Ceilings	Cracking-water stains	
						Walls	Cracking-water stains	
						Doors	Shut properly-locks	
						Windows	Open/close easily- humidity-locks	
						Heat Registers	Working and producing heat/air	
						Thermostat	Working	

