

Inspection Checklist for Home Buyers

Exterior

- ✓ Rainwater does not pool at foundation
- ✓ Vegetation/ trees not touching house
- ✓ Siding & trim not rotten or damaged
- ✓ No foundation cracks

Roofing

- ✓ No missing or damaged shingles
- ✓ Gutters & downspouts drain water away from foundation
- ✓ Roof trim and overhang undamaged
- ✓ No stains on roof deck when viewed inside attic

Heating & Air

- ✓ Cool / warm air at all registers
- ✓ Furnace, AC, filters are clean, no debris
- ✓ No vegetation against outdoor AC unit
- ✓ No leaks at the indoor furnace

Plumbing

- ✓ Water heater not leaking or rusting
- ✓ No water stains on cabinets, walls, ceilings
- ✓ Run water at all sinks and flush toilets to ensure they drain quickly and check for leaks

Electrical

- ✓ Lights and ceiling fans all operable
- ✓ Outlets work when tested (use phone charger)
- ✓ All breakers in panel are switched on
- ✓ No missing cover plates at light switches and outlets

Interior

- ✓ No stains on ceilings
- ✓ Windows and doors open and close easily
- ✓ Cabinets and drawers function , undamaged and secured
- ✓ Ask when fireplace/chimney was last cleaned

General Considerations

- How well does rainwater flow away from the foundation?
- Is the water heater, furnace, or air conditioner over 10 years old?
- How old is the roof?

Have a question about something in a home? Text a photo to me and I will try to help!

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