

# HOME FRONT HEROES

Home Inspection Checklist

Serving Those Who Serve Indianapolis

Use this checklist during your home tour or professional inspection. Rate each item: ✓ Good | ! Needs Attention | X Major Issue

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## EXTERIOR

- Roof condition — missing/damaged shingles, sagging *Notes: \_\_\_\_\_*
- Gutters and downspouts — secure, draining properly *Notes: \_\_\_\_\_*
- Siding/exterior walls — cracks, rot, damage *Notes: \_\_\_\_\_*
- Foundation — visible cracks, settling, water stains *Notes: \_\_\_\_\_*
- Driveway and walkways — cracks, drainage *Notes: \_\_\_\_\_*
- Garage door operation and weatherstripping *Notes: \_\_\_\_\_*
- Landscaping slope — grades away from foundation *Notes: \_\_\_\_\_*
- Fence condition if applicable *Notes: \_\_\_\_\_*
- Deck/patio — structural integrity, rot, loose boards *Notes: \_\_\_\_\_*

## ROOF & ATTIC

- Roof age and estimated remaining life *Notes: \_\_\_\_\_*
- Chimney — cracks, flashing, mortar condition *Notes: \_\_\_\_\_*
- Attic insulation — adequate depth and coverage *Notes: \_\_\_\_\_*
- Attic ventilation — proper airflow *Notes: \_\_\_\_\_*
- Signs of moisture, leaks, or water stains in attic *Notes: \_\_\_\_\_*
- Visible rafters/trusses — no cracks or damage *Notes: \_\_\_\_\_*

## PLUMBING

- Water pressure — adequate at all fixtures *Notes: \_\_\_\_\_*
- Water heater — age, capacity, condition, permits *Notes: \_\_\_\_\_*
- Visible pipes — no rust, leaks, or corrosion *Notes: \_\_\_\_\_*
- Drainage — all drains clear and fast *Notes: \_\_\_\_\_*
- Toilets — flush properly, no rocking or leaks *Notes: \_\_\_\_\_*
- Sinks — no drips, under-sink leaks, or clogs *Notes: \_\_\_\_\_*
- Shower/tub — grout, caulk, drain function *Notes: \_\_\_\_\_*
- Main water shut-off valve — location and function *Notes: \_\_\_\_\_*
- Sump pump if present — operational *Notes: \_\_\_\_\_*

## ELECTRICAL

- Electrical panel — capacity, breakers labeled, no rust Notes: \_\_\_\_\_
- GFCI outlets in bathrooms, kitchen, garage, exterior Notes: \_\_\_\_\_
- All outlets — functional, no burn marks or hot covers Notes: \_\_\_\_\_
- Light switches — all working properly Notes: \_\_\_\_\_
- Smoke detectors — present and functional in each room Notes: \_\_\_\_\_
- Carbon monoxide detectors — present near bedrooms Notes: \_\_\_\_\_
- Exterior lighting — functional Notes: \_\_\_\_\_
- No exposed or improper wiring visible Notes: \_\_\_\_\_

## HVAC (HEATING, VENTILATION & AIR CONDITIONING)

- Furnace/heating unit — age, condition, last service date Notes: \_\_\_\_\_
- Air conditioning — operational, cools properly Notes: \_\_\_\_\_
- Thermostat — functional, accurate Notes: \_\_\_\_\_
- Air filters — condition and size noted for replacement Notes: \_\_\_\_\_
- Ductwork — visible sections, no damage or disconnections Notes: \_\_\_\_\_
- Vents — all rooms have adequate airflow Notes: \_\_\_\_\_
- Exhaust fans in bathrooms and kitchen — functional Notes: \_\_\_\_\_

## INTERIOR — WALLS, FLOORS & CEILINGS

- Walls — no cracks, water stains, or bulging Notes: \_\_\_\_\_
- Ceilings — no water stains, cracks, or sagging Notes: \_\_\_\_\_
- Floors — no soft spots, squeaks, or damage Notes: \_\_\_\_\_
- Windows — open/close/lock properly, no fogged glass Notes: \_\_\_\_\_
- Doors — open/close/latch properly, no sticking Notes: \_\_\_\_\_
- Stairs — handrails secure, no loose treads Notes: \_\_\_\_\_
- Basement — no water intrusion, cracks, or musty smell Notes: \_\_\_\_\_
- Crawl space if applicable — dry, no pests, proper vapor barrier Notes: \_\_\_\_\_

## KITCHEN & BATHROOMS

- Kitchen appliances included — all functional Notes: \_\_\_\_\_
- Cabinet doors and drawers — open/close properly Notes: \_\_\_\_\_
- Countertop condition — no chips, cracks, or burns Notes: \_\_\_\_\_
- Kitchen ventilation/exhaust — functional Notes: \_\_\_\_\_
- Bathroom tiles — no cracked or missing grout/caulk Notes: \_\_\_\_\_
- Bathroom ventilation — fan functional Notes: \_\_\_\_\_
- Water pressure in kitchen and all bathrooms Notes: \_\_\_\_\_

- Always hire a licensed home inspector — never skip this step
- Attend the inspection in person and ask questions
- Request inspection reports from sellers if available
- Get contractor estimates for any major issues found
- Use inspection findings as negotiation leverage
- Your Home Front Heroes agent will guide you through every step

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