

Home Inspection Checklist

The following is a checklist of items that the inspector will likely check to ensure. These are items that *could* signal for significant future owner expenses and headaches. When we are looking at a property these are items we should definitely ask an inspector about if we notice them to be an issue.

Grounds And Exterior Structure

- Foundation appears in good condition with no significant cracks
- No evidence of leaks from the septic tank
- Drainage away from the house with no standing water
- Easily accessible crawl spaces to get to plumbing
- Exterior walls appear straight with no sagging
- Windows and door frames appear square
- Siding appears in good condition with no cracks or damage
- Bricks appear undamaged with no cracks in joints
- Paint is not flaking or stained
- Roof shingles are not missing or damaged
- Gutters show no decay and drain properly
- Chimneys appear straight and undamaged
- Detached garage, shed, fence and deck appear in good condition with no rotted wood or evidence of termites

Basement

- No evidence of moisture
- No evidence of water damage to above floor
- Sump pump operates properly

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

Bathrooms

- Visible plumbing under sink is in good condition and shows no signs of water damage
- 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
- Working exhaust fan vents to outside
- Garbage disposal is operational
- Water flow to sink is adequate and drains properly
- Built-in appliances operate properly

Interior Rooms

- 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 and located properly
- Stairway treads and risers are solid

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

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

