

# Home Inspection Checklist

During the initial home tour, you should mark down specific areas of the house that concern you or that you want your inspector to examine more closely. Use the checklist below to guide you as you look through the house.

## Exterior:

### Roof:

- ☐ Are there shingles missing?
- ☐ Is there flashing and trim installed?
- ☐ Are there any signs of leaks?
- ☐ When will the roof need to be replaced?
- ☐ Did the sellers provide records of the last time the roof was replaced?
  - If so, what year? \_\_\_\_\_
- ☐ Are there any tree branches laying on or in contact with the roof?

### Siding:

- ☐ Is the paint in good condition?
- ☐ Are there any major cracks/holes?
- ☐ Are there any signs of staining or rot?
- ☐ Is the trim in good condition?

### Foundation:

- ☐ Are there visible cracks on the outside walls?
- ☐ Are there any trees near the foundation?
- ☐ Is there any visible leaning or settling?

### Yard:

- ☐ Does the yard or sidewalks slope away from the house?
- ☐ Are there any soggy areas you can identify?
- ☐ Are the walkways and driveway in good condition?

## Interior:

### **Appliances: (If included)**

- ☐ Do the appliances appear to be well-maintained?
- ☐ What are the ages of the following:
  - Refrigerator? \_\_\_\_\_
  - Dishwasher? \_\_\_\_\_
  - Oven? \_\_\_\_\_
  - Clothes Washer? \_\_\_\_\_
  - Clothes Dryer? \_\_\_\_\_
  - Furnace? \_\_\_\_\_
  - Water Heater? \_\_\_\_\_

### **Structural Elements:**

- ☐ Has there previously been a fire in the home?
- ☐ Do the walls show vertical or horizontal cracks?
- ☐ Are there any stains on the floors, walls or ceilings?

### **Ventilation and Sub-Systems:**

- ☐ Does the house smell? Can you identify the source?
- ☐ Do the heating and AC systems appear to be working?
- ☐ Does the water heater produce enough hot water?
- ☐ Is there a working exhaust fan in the kitchen?
- ☐ Are there exhaust fans in the bathrooms?

## Miscellaneous:

### **Electrical:**

- ☐ Do all the switches work?
- ☐ Is each outlet properly grounded?
- ☐ Do the ceiling fans work?
- ☐ Has the electrical panel been recalled?

### **Plumbing:**

- ☐ Are there any unusual noises?
- ☐ Do the faucets and other fixtures have enough pressure?
- ☐ Are there any leaks under the sinks (bathrooms and kitchen)?

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## Garage:

☐ Check all the following elements for signs of damage or wear:

- ♣ Slab
- ♣ Walls
- ♣ Ceiling
- ♣ Vents
- ♣ Garage Door
- ♣ Lights
- ♣ Openers
- ♣ Windows
- ♣ Roof