

# Home Inspection Checklist



Use this checklist as a guide during your initial home tour so that you can catch any potential problems before you put in an offer. Keep this handy during your inspection, too – if any of these items aren't covered in the inspection report, be sure to ask your inspector why.

## Exterior and structural features

- ☐ Does drainage flow away from the house?
- ☐ Any standing water or erosion near the home?
- ☐ Condition of decks and stairs — are they secure, splinter-free, and free from rot?
- ☐ Are stair railings present and stable?
- ☐ Any branches hanging over the roof or signs of dead or diseased trees?
- ☐ Cracks or uneven surfaces in the driveway and walkways?

## Siding, windows, and general exterior

- ☐ Is paint flaking or siding warped, cracked, or loose?
- ☐ Is there any indication of asbestos (especially in older homes)?
- ☐ Are window seals intact and free of moisture?
- ☐ Do exterior lights function — including motion sensors?
- ☐ Is the garage door working properly, with a functional safety sensor?
- ☐ Are all porches and railings sturdy and in good shape?

## Foundation

- ☐ Are there cracks in walls, ceilings, or exterior foundation walls?
- ☐ Are trees or roots too close to the foundation?
- ☐ Are there signs of pest entry points or soil movement?
- ☐ Do any areas look like they've been patched or repaired?

## Roof

- ☐ Are shingles missing, curled, or cracked?
- ☐ Any signs of moss, algae, or pooling water?
- ☐ Is flashing secure and in good condition?
- ☐ Are gutters and downspouts properly connected and free of debris?
- ☐ Is the chimney stable and free of cracks?

## Attic

- ☐ Are there any visible water stains or leaks?
- ☐ Is there sufficient insulation coverage?
- ☐ Is the attic well-ventilated?
- ☐ Any signs of pests, nests, or entry points?

## Basement and crawlspace

- ☐ Any signs of water damage, staining, or mold?
- ☐ Is the insulation intact and sufficient?
- ☐ Does the sump pump (if present) function?
- ☐ Are there signs of pest activity, especially termites or rodents?
- ☐ Are the structural beams solid and free of cracks or sagging?
- ☐ Are vapor barriers or drainage systems present in crawlspaces?

## Plumbing

- ☐ Has the sewer line been scoped (especially in older homes)?
- ☐ What's the age and condition of the water heater?
- ☐ Do all fixtures (sinks, tubs, toilets) drain and refill correctly?
- ☐ Is water pressure strong and consistent?
- ☐ Are pipes visible, accessible, and free from corrosion or leaks?

## Electrical

- ☐ Do switches and lights work in every room?
- ☐ Are outlets grounded, especially near sinks?
- ☐ Is the electrical panel updated and clearly labeled?
- ☐ Are there signs of outdated knob-and-tube wiring?
- ☐ Are GFCI outlets installed near water (kitchen, bathroom, garage)?

## Heating and cooling systems (HVAC)

- ☐ Does the home heat and cool consistently?
- ☐ Is the furnace or A/C unit nearing the end of its lifespan?
- ☐ Are air filters clean?
- ☐ Are vents and ducts clean and free from visible debris or mold?
- ☐ Is the thermostat programmable and working correctly?

## Interior rooms

- ☐ Any evidence of leaks around windows, ceilings, or pipes?
- ☐ Do any floors slope, creak, or sag?
- ☐ Are baseboards pulling away from the wall?
- ☐ Are interior doors and windows aligned and working smoothly?
- ☐ Are locks secure and weatherstripping intact?
- ☐ Are smoke and carbon monoxide detectors installed and tested?
- ☐ Do ceiling fans operate without wobbling or noise?
- ☐ Are stairs and landings safe and evenly spaced?

## Appliances

- ☐ What is the age and working condition of the stove, dishwasher, fridge, etc.?
- ☐ Does the garbage disposal work?
- ☐ Are washer/dryer hookups in good shape?
- ☐ Have water hoses been replaced within the last 5 to 10 years?
- ☐ Is the dryer vented properly (to the exterior, not the attic)?

