

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

- Is the paint flaking?
- What is the condition of the siding?
- Is asbestos present?
- Are the window seals intact?
- Does the garage door operate properly and have a safety sensor installed?

✓ Interior

- Check ceilings and around windows and pipes in each room for evidence of leaks.
- Are there any areas where the floor is sagging?
- Is the baseboard pulling away from the wall?

✓ Lot

- Does drainage appear to be traveling away from the house?
- Are there any obvious signs of standing water near the home?
- What is the condition of the deck? Check for signs of rotting wood.
- Are stair railings secure?
- Are the trees healthy? Do any branches hang too close to the roof?

✓ Roof

- What is the overall condition? Look for missing shingles or damaged flashing.
- When was it last replaced?
- Are gutters and downspouts firmly attached?
- What is the condition of the chimney?

✓ Attic

- Are there any signs of leaks?
- Is there enough insulation and adequate ventilation?
- Are there any holes or cracks large enough for rodents to enter?

✓ Electrical

- Do the switches work? Are there any obvious malfunctions?
- Have the outlets been grounded?
- Is the panel updated and expandable for additional appliances or a potential remodel?
- Is there knob-and-tube wiring?

✓ Appliances

- What is the age and condition of the stove, dishwasher or refrigerator?
- Is the garbage disposal working properly?

✓ Plumbing

- Has the sewer line been scoped to check for potential cracks?
- What is the condition of the water heater?
- How is the water pressure in home fixtures?
- Are the sinks, tubs, and showers draining smoothly?

✓ Basement

- Are there signs of moisture or mold? Check for musty odors.
- Is there adequate insulation?
- If there is a sump pump, is it working properly?
- Are there any signs of pests or termite activity?

✓ Foundation

- Are there significant cracks in the walls, ceiling or exterior walls?
- Are there any trees encroaching on the foundation?

✓ Heating/cooling system

- Are the rooms heating up and cooling off properly?
- How old is the furnace?
- Are the air filters clean?