HOME INSPECTION CHECKLIST

ROOF/ATTIC:
- Are there shingles missing?
- Is there flashing and trim installed?
- Are there any signs of leaks?
- When will the roof need to be replaced?

FOUNDATION:
- Are there visible cracks on the outside walls?
- Are there any trees near the foundation?

YARD:
- Does the drainage slope away from the house?
- Are there any soggy areas you can identify?
- Are the walkways/driveway in good condition?

INTERIOR:
- Do the appliances appear to be well-maintained?
- What are the ages of the: Refrigerator? Dishwasher? Oven?
- Are there any leaks under the sinks (bathrooms and kitchen)?

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 & 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?

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?

GARAGE:
- Check all of the following elements for signs of damage or wear: Slab, Walls, Ceiling, Vents, Garage Door, Lights, Openers, Windows and Roof

It doesn’t matter if you’re buying or selling, this checklist will help you before and during the home inspection.