

# Home Inspection Checklist

Use the following list to guide your questions as you attend a professional home inspection. Talk through your concerns with your inspector and check off the requirements your home meets.

## House exterior

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- Siding: no cracking, rot or decay
- Masonry: no cracks and no broken or flaking pieces
- Vinyl or aluminum siding: no dents, damage or loose siding
- Stucco: no large or noticeable cracks
- No wood-to-earth contact
- No evidence of termite damage or rotted wood
- No stains, flaking paint or blisters on the house's exterior
- No vines on the house's exterior
- Adequate clearance between ground and wood siding (6 inch minimum)
- Sides of house appear straight
- Windows and door frame edges appear straight and square
- Joints around window and door frames are caulked
- Storm windows or thermal glass used where necessary
- No broken glass or damaged screens

## Questions/Concerns

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## Roof

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- Wood shingles: no mold, cracks, curling or missing shingles
- Flat roofs: no obvious patches, no cracks or splits, minimal blisters
- No evidence of excess roofing cement, tar or caulk
- Flashing around roof penetrations
- Exterior venting for eave areas: vents are clean and not painted over
- Gutters: no decay, rust, or bending and joints sealed
- Chimneys: straight, properly flashed, no evidence of damage

## Front lawn and backyard

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- Driveways, sidewalks, patios, and entrance are in good condition
- Fences, decks, patios, and walkways are in good condition
- Railings on stairs and other elevated areas are secure

## Attic

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- No evidence of decay or damage to structure
- No pests, molds or asbestos infestations
- No stains on underside of roofing and around roof penetrations
- Moisture barrier and insulation properly installed
- No plumbing, exhaust or appliance vents terminating in attic
- No open electrical splices
- Clear ventilation for air moving through soffit vents

## Questions/Concerns

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## Bathroom

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- Sink, tub, shower and toilet operate properly
- Sufficient water pressure of all fixtures
- Sink, tub and shower drain properly and no signs of rust
- Plumbing and cabinet floor under sink in good condition
- Toilet stable, without rocking or stains around base
- Caulking in good condition inside and outside of the tub/shower
- Tub or shower tiles secure, wall surface solid
- No stains or evidence of past leaking around base of bath or shower
- Drain pipes: slope down towards outlet to septic/sewage system
- Exhaust fan doesn't terminate in the attic space

## Kitchen

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- No leaks in pipes under sinks
- Floor in cabinet under sink solid, no stains or decay
- Water flow in sink adequate
- No rust or deterioration on garbage disposal or waste pipes
- Custom and built-in appliances operate properly
- Cabinets are in good condition, with functional doors and drawers
- Exhaust fan that is vented to the exterior of the building
- Dishwasher: drains without leaking and spring operates properly
- Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink

## Questions/Concerns

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## Living room and bedrooms

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- Floors, walls and ceilings appear straight and plumb and level
- No stains on floors, walls or ceilings
- No significant cracks in walls or ceilings
- Windows and exterior doors operate easily and latch properly
- Interior doors operate easily without damage or decay
- Paint, wall covering, and paneling in good condition
- Wood trim installed well and in good condition
- Lights and switches operate properly
- Adequate number of three pronged electrical outlets in each room
- Electrical outlets test properly (spot check)
- Heating/cooling source in each room
- No rust around AC/cooling unit and air filters are clean
- Evidence of adequate insulation in walls
- Fireplace: no cracks in stonework and no evidence of back-drafting

## Basement

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- Insulation and no evidence of moisture
- All sills attached to foundation with anchor bolts
- No stains, flaking or major cracks in the foundation
- No sagging, decay, stains or pest damage of visible wood

## Questions/Concerns

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