

Home Inspection Checklist

While hiring a professional home inspector is recommended (and often required by law) before buying or selling a home, you can conduct a basic walkthrough yourself using this handy home inspection checklist. The following questions highlight common issues found by professional home inspectors and will help guide you as you analyze the overall condition of your home.

INTERIOR

Attic

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Are there signs of leaking and water damage?
- Does the attic feel damp or poorly ventilated?
- Is the attic easily accessible? Are pull-down stairs and latches in good repair?

Notes

Basement & Water Heater

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Are there signs of water damage, pooling or leaks?
- Examine the water heater and note the make and model. Is the off switch easily accessible?
- If gas-only, is it vented? Is the water capacity sufficient for household needs? Is it functioning properly?
- Are there signs of rotting or termite damage on exposed beams?
- Does the basement smell musty?

Notes

Bathrooms

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Flush the toilet. Does it run properly?
- Run the faucets, bathtub and/or shower. Is the water pressure adequate? Do fixtures work properly? Is there leaking? Are there signs of drain clogging?
- Is there working ventilation in the bathroom (such as a fan)?
- Are there signs of mold?
- Are the floors stained or warped? Are there any loose tiles?
- Step firmly around the toilet, sink and tub/shower. Does the floor feel soft in any areas?
- Are there signs of damage or cracking anywhere inside the tub/shower?
- Is the caulking surrounding the tub/shower in good repair?

Notes

Ceilings, Walls & Floors

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Are floors level or is there sloping and warping?
- Are there cracks or areas where drywall is pulling away on the walls? Note which rooms.
- Do any ceilings, walls or floors have water spots or weak areas?
- Are electrical outlets and switches on the walls in good condition?

Notes

Doors and Windows

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Do doorknobs and latches open and close properly?
- Do windows open and shut properly?
- Are there signs of leaking, mold or mildew on windowsills?
- Is paint peeling around windows or doors?
- How old are windows?
- Is the caulking in good condition?
- Is glass cracked?
- Are walls straight and erect, both vertically and horizontally?

Notes

Electrical, Heating & Cooling Systems

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Note make and model of electrical, heating and cooling systems, and look them up with the manufacturer. What are the life expectancies and maintenance timeframes for each?
- Is the fuse box easily accessible and free of rust and other damage?
- Note the number of outlets in each room. Is this sufficient for household needs?

Notes

Fireplaces

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- What is the condition of the mortar? Is it crumbling or loose?
- Is there creosote (a black, oily residue) buildup in the firebox or chimney flues?
- Is there any smoke staining?

Notes

Garage

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Are there any functionality issues with the garage door?
- (For garages attached to the home) Are there signs of uneven settling? Is it pulling away from the house?
- Are there stains and/or cracks in the floor?

Notes

Kitchen

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Do faucets leak?
- Is ventilation over the stove or other major appliances present and in working condition?
- Look under the sink. Are there signs of leakage? Are pipes in good repair?
- What is the condition of cabinets? Are they attached securely to walls?
- Are cabinet doors in working condition?

Notes

Stairs

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Are there handrails on all staircases?
- Are there any signs of rot or damage?

Notes

EXTERIOR



Driveway & Walkways

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Are there large cracks or crumbling?
- Are there uneven areas?
- Are there visible stains?
- Are major entryways to the home easily accessible by walkways?
- Does the driveway slope away from the home? If not, is there a water drain?

Notes



Gutters & Drainage Systems

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Is there pooled water in the yard or around the home's foundation?
- Are rain gutters clear of debris?
- Are gutters firmly attached to the roof and the side of the house, or are there sagging and detached sections?
- Are downspouts extended away from the foundation?

Notes



Lot, Landscaping & Foundation

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- What is the grade or slope of the land lot? (Downgrades can cause flooding.)
- Walk around the entire home. Are tree roots disrupting the foundation in any places?
- Are tree limbs interfering with cable or power lines?
- Are sprinklers and irrigation systems in working condition?
- Are grass and other landscaping elements overgrown?
- Is there moisture, crumbling or cracking along the foundation?

Notes



Porches, Decks & Balconies

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Is the foundation for the deck in good condition?
- Are railings secure and sturdy?
- Are there signs of termite damage or rotting?
- Are supporting beams for balconies showing signs of damage and rot?
- Are balconies sloped away from the home exterior? (This is important for proper water drainage.)

Notes



Roof

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Is the peak of the roof straight and level?
- Are the shingles showing signs of damage such as breaking, buckling or curling? Are any missing?
- Do you see any signs of water pooling?
- Are chimneys straight and erect? Or is there leaning?
- Is sealing around skylights and chimneys showing signs of wear?
- Is there a rain cap on the chimney?
- How old is the roof?

Notes



Siding

Overall Condition **GOOD** **AVERAGE** **NEEDS REPAIR**

- Are there signs of termite damage or rotting wood?
- Are there dents or other signs of wear in aluminum siding?
- Are there signs of damage to bricks and mortar?

Notes

This is not a replacement for a professional home inspection. Additionally, a specialist is needed to inspect for radon, asbestos, lead paint, pest/rodent infestations, toxic mold, water quality and electromagnetic exposure levels, as these areas are not covered by a typical home inspector.

Resources: [Closing.com](https://www.closing.com) & [American Home Inspector Directory](https://www.americanhomeinspector.com)