

Home Inspection Checklist

Complete Guide for Property Inspections

EXTERIOR INSPECTION

- Roof condition (missing shingles, sagging, age)
- Gutters and downspouts (clogs, damage, proper drainage)
- Siding and exterior walls (cracks, rot, damage)
- Foundation (cracks, settling, water damage)
- Windows and doors (seals, operation, damage)
- Driveway and walkways (cracks, drainage)
- Landscaping and grading (slope away from house)
- Fencing and gates (condition, operation)
- Exterior electrical (outlets, lighting)
- Decks and patios (structural integrity, rot)

INTERIOR INSPECTION

- Plumbing (leaks, water pressure, hot water heater)
- Electrical system (panel, outlets, switches, GFCI)
- HVAC system (age, operation, maintenance records)
- Kitchen appliances (operation, age, condition)
- Bathrooms (ventilation, fixtures, tile condition)
- Flooring (damage, squeaks, level)
- Walls and ceilings (cracks, water stains, damage)
- Windows and doors (operation, locks, seals)
- Basement/Crawlspace (moisture, foundation, insulation)
- Attic (insulation, ventilation, structure)

MAJOR RED FLAGS TO WATCH FOR

- Foundation cracks wider than 1/4 inch
- Active water leaks or water damage
- Electrical panel issues or aluminum wiring
- Evidence of mold or mildew
- Structural damage or sagging
- Pest infestation (termites, rodents)
- Asbestos or lead paint (pre-1978 homes)
- Sewer line problems
- HVAC system over 15 years old
- Roof over 20 years old