

**Checklist**

# **Home Inspection Checklist**

**THOUGHT CATALOG®**

## Foundation

In your home inspection, it is important to evaluate the property's foundation and whether or not it will pose any problems down the road.

Proper drainage away from the property

No evidence of standing or still water

Railings on stairs and decks are secure

Downspout drainage directed away from the property

There is foundation levelness and the sides of the property appear straight (not bowed or sagging)

Window and doorframes are square and sturdy

Visible foundation appears straight with no significant cracks

Exterior structures have no evidence of termite damage or rotted wood

No leaks from the septic tank

For the exposed foundation, make sure there are no stains and no major cracks

## Exterior

Examine the exterior of the property and make sure everything is in good condition.

Adequate space between ground and wood

The stucco has no large cracks

The siding has no cracking, curling, rot, or decay

No vines on the surface of the property

Exterior paint has no flakes

Exterior vents are clean and are not painted over

No noticeable stains on the exterior

For the composition shingles, there is no curling, damaged, or missing shingles on the roof

For the wood shingles, there is no mold, rot, or decay on the roof

For flat roofs, there is no obvious patches and no cracks or splits

No evidence of excess roofing

There is no decay or rust on the gutters and the joints are sealed (make sure that they are attached securely to the property)

Chimneys are straight and there is no evidence of damaged bricks or cracked joints

No broken glass or damaged screens

Wood frames are secure, there are no cracks, rot, or decay

Storm windows or thermal glass is used

Drip caps are installed over the windows

Joints around frames are caulked

Muntin and mullion glazing compound are in good condition

Exterior windows and doors open easily and latch properly

## Interior

At this stage it's essential to walk through the house and be skeptical of all that you see.

Floors, walls, and ceilings appear straight

No stains on floors, walls, or ceilings

No large cracks in walls or ceilings

Interior doors operate easily and latch properly and there is no damage or decay

Lead paint is not used

Paint, wall covering, and paneling are in good condition

Evidence of adequate insulation in walls

The fireplace has no cracking or damaged masonry

### Kitchen

The kitchen is has many working parts and you want to make sure everything is up to date and functional so you can avoid repairs.

Working exhaust fan that is vented to the exterior of the property

A ground fault circuit interrupter ("GFCI") protection for electrical outlets is within 6 feet of the sink. These GFCI receptacles are important.

The dishwasher drains properly and there are no leaks

The cabinets are in good condition and the doors and drawers operate properly

No leaks in pipes under the sink

No sign of water damage

The water flow in the sink is adequate

There is no excessive rust or deterioration in garbage disposals

The built-in appliances operate properly

### Bathrooms

Bathrooms are important. Need I say more? Make sure your bathrooms follow this inspection checklist.

Sink, tub, and shower all drain properly

Plumbing and cabinet floor under the sink is in good condition

Any metal in the bathroom is not rusted

The toilet flushes and is stable

There are no stains or evidence of past leaking around the base of the bath or shower

Caulking is in good condition (inside and outside of the tub and shower area)

The tub and/or shower tiles are secure

### Plumbing/HVAC

Take a close look at the property's plumbing and HVAC unit. Both are big items that are worthy of close inspection to avoid costly repair.

The water pump doesn't short cycle

Hot water temperature is between 118 – 125 degrees Fahrenheit

The galvanized pipes do not restrict water flow

There are no signs of rust in the water heater and it is vented properly. It is important to make sure it is sized to produce adequate quantities of hot water throughout the property.

Sump pump is working properly

For the pipes that are visible, there is no damage, no evidence of leaks, and no signs of stains on the pipes

Electrical

Your electrical system is probably the hardest to assess. However, it's important to pay attention to your electrical system in your home inspection and look out for any safety hazards.

Lights and switches operate properly

Adequate number of electrical outlets in each room of the property

Electrical outlets work properly

For the visible wiring, make sure there is no "knob-and-tube" wiring and the cables are securely protected and the wiring connections are good

Make sure the service panel is at adequate capacity and the fuses are not overheating

Check that there is no faulty wiring or problematic electrical switches

There is no Knob-and-tube (K&T), also known as obsolete wiring. This outdated system can be a safety hazard.

Check that there are no aluminum wiring for branch circuits

Heating/Cooling System

Again, another integral part of this home inspection checklist. If these aren't working properly they can cause a lot of stress (not to mention discomfort in the really hot and really cold months).

As a whole, the system appears to operate well throughout the property (i.e. there is good air flow and proper ventilation)

No open seams on the flues

The air filters are clean

No rust around cooling unit

The ductwork is in good working condition

Check to make sure there is no asbestos on the heating pipes, the water pipes, or the air ducts

Make sure there are separate flues for gas, oil, and propane

Miscellaneous

And... everything else for your home inspection.

Smoke and carbon monoxide detectors are installed

The inspectors do a Radon testing

Stair handrails are in good condition

Automatic garage door opener operates properly (if applicable)

Crawl space is adequately vented to the exterior

No evidence of moisture in the basement

No evidence of decay or damage in the attic

Sufficient and properly installed insulation

No open electrical splices

Yard, landscaping, trees, and walkways are in good condition