

Home Inspection Checklist

Always start by mentioning any of your own concerns.

Interior Checklist

Attic / Basement

- ☐ Can you get to the attic easily?
- ☐ Is the attic well ventilated?
- ☐ Are there any signs of water damage in the attic?
- ☐ Does the basement smell damp or musty?
- ☐ Are there any signs of water damage in the basement?
- ☐ Are there any cracks in the foundation?

Fireplace / HVAC

- ☐ Is the mortar on the fireplace crumbling or loose?
- ☐ Do you see smoke stains around the exterior of the firebox?
- ☐ Is there any creosote buildup in the firebox?
- ☐ Do I need a heating, ventilation, and air conditioning (HVAC) inspection?

Water / Electricity

- ☐ Is the shut-off switch on the water heater easy to access?
- ☐ Will the size of the water heater suit your needs?
- ☐ Is the fuse box/main panel easy to access?
- ☐ Is the electrical up to code and good enough for this home?
- ☐ Are there enough outlets in each room?
- ☐ Do all of the electrical outlets work?

Walls, Floors, Windows and Doors

- ☐ Are there any water spots on ceilings, walls, or floors throughout the house?
- ☐ Is the drywall pulling away?
- ☐ Are there any cracks in the walls?
- ☐ Do any of the floors slope?
- ☐ Are any of the doors or windows broken?
- ☐ Are the doors properly sealed?
- ☐ Are there any signs of mold/mildew on the windows/sills?

Bathroom

- ☐ Is the bathroom well ventilated?
- ☐ Is the caulking around the bathtub or shower moldy or missing?
- ☐ Is the tub or shower cracked?
- ☐ Run the faucets. How is the pressure? Do they drain properly?
- ☐ Does the bathroom floor feel spongy and/or have any loose tiles?

Kitchen

- ☐ Is there ventilation above all cooking appliances in the kitchen?
- ☐ Are the kitchen cabinets secured to the wall?
- ☐ Run the faucet. How is the pressure? Does it drain properly?
- ☐ Are there any signs of leaking under the kitchen sink or refrigerator?
- ☐ Does the kitchen floor feel spongy and/or have any loose tiles?



Exterior Checklist

- ☐ Is the balcony/deck built to code?
- ☐ Is the balcony/deck pitched away from the home for proper drainage?
- ☐ Are the railings/steps safe and secure?
- ☐ If the exterior is made of wood, are there any signs of rot or termite damage?
- ☐ If the exterior is made of brick, are the bricks and mortar in good condition?
- ☐ Is the mortar on the chimney crumbling or loose?
- ☐ Are any shingles on the roof broken, buckled, or missing?
- ☐ Are the gutters/drain spouts in good shape?
- ☐ Is the foundation solid?
- ☐ Are there any cracks in the foundation?
- ☐ Is there any water in the yard or around the foundation?
- ☐ Is the driveway/walkway cracked or uneven?
- ☐ Does the driveway/walkway drain properly?

General Questions

1. What are the common problems you find in homes from this era?
2. (If you need repairs) Do you have any idea what this might cost?
3. (If you need repairs) Can you recommend anyone who could do the work?
4. If this was your house, what would you fix and when?
5. May I call you if I have any follow-up questions?