

# Home Inspection Checklist

Attending your home inspection allows you to see what the inspector sees, ask questions, and get to know your new home. Use this checklist to better understand all the critical items that your inspector will cover.

## Exterior

### Foundation

- Visible foundation is free of cracks

### Structure

- Exterior surfaces are free of mildew

### Roof

- Roof is in good condition, and all shingles and flashings are in place
- Gutters and downspouts are straight and in good condition
- Chimney is in good condition and free of cracks or other damage

## Interior

### General

- Walls, floors, and ceilings are straight and free of staining or other damage
- Paint, paneling, and trim is in good condition
- Windows and doors open and close properly, and all locks work
- Electrical outlets and switches operate properly

### Kitchen

- GFCI outlets are installed per building codes
- Sink is free of leaks; hot and cold water work, faucet, drain, and garbage disposal operate properly
- Cabinets are free of stains and mold
- Exhaust fan operates properly and is vented to the exterior of the home

### Bathrooms

- GFCI outlets are installed per building codes
- Sinks are free of leaks and blockages; faucets and drains operate properly
- Tub or shower is free of leaks and blockages; faucets and drains operate properly
- Toilet flushes properly with no leaks or blockages
- Cabinets and closets are free of stains and mold

- Caulking is in good condition and free of mold
- Hot and cold water are working properly
- Attic and basement/crawl space
- Presence of adequate insulation
- Areas are properly ventilated
- No visible structural damage or decay
- No evidence of water or insect damage
- No evidence of mold

## Utilities and Mechanical Systems

### Electrical

- Service panel is adequate for the home's electrical needs
- Wiring is in good condition and per electrical codes

### Plumbing

- No visible leaks or staining near pipes
- Water heater is properly ventilated, free of rust, and in good condition
- Adequate water flow and hot water supply throughout the house
- Plumbing is per building codes

### HVAC

- Furnace and air conditioning units appear properly maintained, filters are clean
- When operating, furnace and air conditioners create adequate airflow through ducts
- Flues are adequately sealed and separated as needed for different functions
- Absence of gas odors

### Property

- Yard and landscaping are properly maintained
- Yard slopes away from the home's foundation
- Trees, shrubs and other plants are not in contact with the house or hanging over the roof
- Absence of standing water