

HOME INSPECTION CHECKLIST

SITE CONDITIONS

- Is the site sufficiently graded and drained?
- Do large trees or limbs lean over the house?
- Are there large trees or shrubs next to the house?

ROOF

- Are shingles curling, cracked, or missing?
- Are gutters full of granules from asphalt shingles?
- Is roof uneven or bumpy from several layers of shingles?
- Are there asphalt cement patches on the roof?
- Does the roof ridge sag?
- Is paint peeling on cornices and overhangs, or are there brown stains on these areas suggesting ice dam problems?

FLASHING, GUTTERS, AND DOWNSPOUTS

- Are rusting, missing parts, or asphalt patches evident on any valleys or flashings?
- Are gutters drained correctly, clean, and rust-free?
- Do gutter connections leak?
- Are downspouts loose, damaged, or missing?
- Are downspouts connected to underground drains or splashblocks?

CHIMNEYS AND FIREPLACES

- Is masonry cracked, in need of repointing, or missing units?
- Are chimneys lined? Are fireplaces usable? Do they smoke? Are dampers installed?
- Are antennas attached to chimneys?

EXTERIOR WALLS

- Are walls plumb without bulges or depressions?
- Are clapboards or shingles loose or deteriorated?
- Is masonry cracked, missing, or deteriorating?
- Has the surface been sandblasted?
- Do doors and windows fit frames squarely?
- Does the house need painting?
- Is the paint peeling only outside the bathroom?

PORCHES

- Do porches properly slope away from the building?
- Is there evidence of rot around column bases, posts, stairs, balusters, or the apron. Are there secure handrails, posts, and rails?
- Is there unusual settling of the porch foundation?
- Is the underside of the porch adequately ventilated?
- Are stairs pulling away from the building?

DOORS

Are exterior doors solid and securely hung to jambs?
Do doors have deadbolt locks?
Are doors adequately weatherstripped?
Are there storm doors?

WINDOWS

Do windows line up squarely in their frames?
Are there open joints in need of caulking around the frames and trim?
Is the glazing compound (putty) sound?
Do the windows operate smoothly?
Are they loose?
Do they have locks?
Are there quality storm windows?

ROT AND INSECTS

Are there signs of rot or insect damage under porches or steps?
Does wood appear spongy or brittle on window sills, framing sills, beams, or posts?
Is there any sign of rot from leaks on the roof decking, fascias, or overhangs?
Are framing and cladding less than 8 inches from the ground?

BASEMENT AND FOUNDATION

Are there water stains on walls, indicating flooding?
Does basement smell musty?
Is there adequate ventilation or a dehumidifier?
Are there any signs of sagging floors, bowed, or rotten support posts, or temporary shoring to hold up weak floors?
Do supply and waste pipes appear in good condition?
Is there efflorescence on the foundation wall?
Is foundation mortar soft, crumbling, cracked, or missing?
Does the ground slope away from the foundation outside?

INTERIOR

Are there signs of moisture problems in bathrooms or kitchens?
Is plaster loose or cracked?
Does the floor or staircase bounce or squeak?
Are all stair rails and balusters secure?
Is hardwood flooring in good repair?
Are floors level?
Do cabinets and built-ins work properly?

ATTIC

Are there signs of leaks around valleys, dormers, chimneys, or penetrations?
Does light indicate missing shingles?
Is attic ventilated?
Are rafters bowed?
Are rafter plates deteriorated?

PLUMBING

Are pipes galvanized, lead, brass, copper, or PVC?
Do faucets leak or toilets run?
Is water pressure adequate?
Has a new line been installed from the street to the house?
Are there basement cutoffs to upstairs appliances?
Do they work?
Does each appliance have its own supply cutoff?

HEATING

How old is the heating system? Are ducts and pipes insulated with asbestos?
Is hot water capacity sufficient?
If radiator system, are there any leaks?

ELECTRICAL

Does the house have a fuse box or breaker box?
Is the service at least 100 amps?
Are fuses or breakers labeled?
Has obsolete wiring been removed or tagged?
Is the wiring Romex, BX cable, or knob and tube?
Are there enough outlets in every room?
Do all receptacles and switches work?
Is there 220 service for the electric range, air conditioners, and the clothes dryer?
Are the refrigerator, micro-wave oven, dishwasher, clothes washer, and other large appliances on individual circuits?

ENERGY CONSERVATION

Is there insulation between the attic joists?
How much?
Is there insulation in the exterior walls?
Does the house have a vapor barrier?
Are hot water pipes insulated?
Are hot air ducts insulated in unheated areas?
Is the house air conditioned?