

# Exterior Home Inspection Checklist

## Roof and Gutters

- ☐ Check for missing, damaged, or worn shingles
- ☐ Inspect the metal flashing around chimneys and vent pipes to ensure it's functional and free of damage
- ☐ Clear gutters and downspouts of any blockages and rinse water down them to be sure they're draining properly and that water runoff moves away from the siding and foundation
- ☐ Check the septic tank for any leaks or unusual smells.

## Foundation and Grading

- ☐ Check the foundation for any structural issues, including visible cracks, disintegrating materials, or ground settling
- ☐ Make sure the grading slopes away from the house
- ☐ Inspect the foundation and surrounding area for water damage and water intrusion signs



# Exterior Home Inspection Checklist

## Siding and Exterior Walls

- ☐ Repairing damaged siding, trim, or peeling paint ensures the house is protected from the elements
- ☐ Check the caulking around windows and doors to ensure the house is properly sealed
- ☐ Look for wood rot or damage caused by pests, and be sure pests are deterred from the property

## Windows and Doors

- ☐ Ensure all the doors and windows open and close correctly
- ☐ Check that the weatherstripping, gaskets, and seals are all intact
- ☐ Replace any chipped, cracked, scratched, or broken glass

## Driveway, Walkways, and Deck

- ☐ Fill in any cracks in the concrete and any splits in the wood
- ☐ Repair loose or damaged deck boards and flagstone
- ☐ Check all railings for stability, tightening fasteners, and replacing compromised wood as needed

# Interior Home Inspection Checklist

## Electrical Systems

- ☐ Test all electrical wiring, outlets, and switches
- ☐ Check GFCI (Ground Fault Circuit Interrupter) outlets in water-exposed areas like bathrooms and the kitchen
- ☐ Ensure the lighting throughout the house is sufficient, addressing any dark areas as needed
- ☐ Update outdated electrical panels for safety and efficiency
- ☐ Replace any burnt-out bulbs

## Plumbing System

- ☐ Fix any leaky faucets and toilets
- ☐ Check water pressure throughout the house
- ☐ Inspect under sinks for leaks or water damage, repairing any water-damaged wood
- ☐ Test all drains to make sure water flows down the drain at a faster rate than it flows from the faucet
- ☐ Verify that your water heater is operational

# Interior Home Inspection Checklist

## HVAC Systems

- ☐ Replace air filters to ensure optimal air quality
- ☐ Schedule service appointments for both heating and air conditioning systems
- ☐ Clean all vents and registers throughout the home, removing dust and improving the airflow
- ☐ Test the thermostat to confirm that it accurately controls the temperature

## Walls, Ceilings, and Floors

- ☐ Fix any holes, cracks, or water stains by patching, repainting, or replacing damaged sections as needed
- ☐ Inspect your wall paint for any chips or fades and apply touch-ups or a fresh coat of paint to areas as needed
- ☐ Fix squeaky floors or loose tiles to be sure all flooring is solid and quiet
- ☐ Inspect ceiling conditions and repair any ceiling damage

# Interior Home Inspection Checklist

## Kitchen and Bathrooms

- ☐ Inspect all appliances that are included in the sale agreement
- ☐ Inspect the kitchen mechanical exhaust fan
- ☐ Inspect the garbage/food waste disposer
- ☐ Check any areas that are prone to moisture and dampness for mold or mildew
- ☐ Inspect tiles or grout, fastening any loose tiles and repairing any missing chunks of grout

## Doors and Windows

- ☐ Oil squeaky Inspect all door hinges and oil any hinges that squeak or lock up
- ☐ Ensure all doors and windows lock properly
- ☐ Check doors and windows for drafts and recaulk or add weatherstripping and gaskets as needed

# Attic and Basement Home Inspection Checklist

## Attic

- ☐ Check insulation levels, thickness, and overall condition
- ☐ Look for roof leaks or water stains
- ☐ Ensure the attic is ventilating properly, testing all ventilation systems and openings
- ☐ Check for signs of pest infestations or any pest damage
- ☐ Declutter the attic, putting stored personal items and clutter into a temporary storage unit

## Basement/Crawl Space

- ☐ Look for signs of water intrusion, moisture buildup, mold and mildew, or dampness
- ☐ Check for cracks or degrading materials
- ☐ Inspect your support beams and joists for any cracks, rot, unevenness, or shifting
- ☐ Make sure the sump pump works if you have one
- ☐ Remove any stored boxes and personal items

## Systems and Safety Home Inspection

- ☐ Test all smoke detectors and carbon monoxide detectors
- ☐ Check fire extinguishers; replace any expired or damaged ones
- ☐ Inspect stairway railings for stability; fix any weak points
- ☐ Ensure proper ventilation in all rooms
- ☐ Verify garage door safety features are fully functional
- ☐ Check for lead paint or asbestos on homes built before 1978