

# 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- Update outdated electrical panels for safety and efficiency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