



Home Inspection Checklist

Exterior Inspection

ROOF AND GUTTERS

- Shingles flat and intact (no curling, missing pieces, or obvious damage)
- No visible sagging or uneven areas
- Gutters attached securely
- Downspouts direct water away from foundation
- No rust or holes in gutters
- Age of roof: _____ years (ask agent)

▶ **Red Flags:** Missing shingles, visible holes, sagging roofline, gutters falling off, water pooling near foundation

✓ **Green Lights:** Roof under 10 years old, proper drainage, all components intact

FOUNDATION & STRUCTURE

- Foundation visible and accessible
- No large cracks (hairline cracks often normal)
- No bowing or leaning walls
- Ground slopes away from house
- No standing water against foundation
- Basement/crawl space dry and odor-free
- No signs of previous water damage (staining, efflorescence)

▶ **Red Flags:** Cracks wider than 1/4 inch, horizontal cracks, stair-step cracks in brick, water stains, musty smell, visible mold, bowing walls



✓ **Green Lights:** Minor hairline cracks only, proper drainage, dry basement, no odors





EXTERIOR WALLS & SIDING

- Siding intact with no major damage
- Paint/stain in good condition
- No rotting wood (check corners, trim, window frames)
- Brick/stone mortar in good condition
- No gaps between siding and trim
- Caulking around windows and doors intact

▶ **Red Flags:** Rotting wood, peeling paint everywhere, crumbling mortar, large gaps, pest damage, vinyl siding cracked or warped

✓ **Green Lights:** Well-maintained exterior, recent paint/stain, solid siding, good caulking

WINDOWS & DOORS

- All windows open and close smoothly
- No broken or cracked glass
- Weatherstripping intact
- Locks function properly
- No condensation between double-pane glass
- Exterior doors solid and secure
- Doors don't stick or drag

▶ **Red Flags:** Windows won't open, broken seals (foggy glass), rotting frames, doors don't close properly, broken locks, daylight visible around closed doors

✓ **Green Lights:** Smooth operation, good seals, solid frames, proper weatherstripping





DRIVEWAY, WALKWAYS, & PATIO

- Driveway in reasonable condition
- Walkways safe and level
- Patio/deck secure and level
- No major cracks or heaving
- Deck railings solid (if applicable)
- Deck boards in good condition

▶ **Red Flags:** Major cracks, significant settling, dangerous tripping hazards, rotting deck boards, loose railings

✓ **Green Lights:** Minor wear only, safe surfaces, solid construction

LANDSCAPING & GRADING

- Mature trees healthy (no dead branches)
- Trees not too close to house (roots can damage foundation)
- Ground slopes away from house on all sides
- No overgrown vegetation against house
- Sprinkler system functions (if applicable)

▶ **Red Flags:** Large trees leaning toward house, roots visible near foundation, water pooling near house, dead or dying large trees

✓ **Green Lights:** Proper grading, healthy landscaping, trees appropriate distance from structure



Interior Inspection

ENTRY & OVERALL FIRST IMPRESSION

- Flooring in good condition throughout
- Walls straight and smooth
- Ceilings level with no cracks
- No musty or unusual odors
- Natural light adequate
- Overall cleanliness acceptable

▶ **Red Flags:** Strong odors (smoke, pet, mildew), sloped floors, large ceiling cracks, extensive damage

✓ **Green Lights:** Fresh, clean smell, level floors, sound structure, good natural light

KITCHEN

- All appliances present and included in sale
- Cabinet doors open/close properly
- Drawers slide smoothly
- Countertops in good condition
- Faucet runs (test hot and cold)
- Good water pressure
- Sink drains quickly
- No leaks under sink
- Garbage disposal works (if applicable)
- Dishwasher runs (ask to test if clean)
- Refrigerator cools
- Stove/oven heats
- Adequate outlets
- Lighting works

▶ **Red Flags:** Non-functioning appliances, water damage under sink, major cabinet damage, cracked countertops, very low water pressure, leaks

✓ **Green Lights:** All appliances work, good water pressure, no leaks, adequate storage, modern updates



BATHROOMS

- Toilet flushes properly
- Toilet secure to floor (not rocking)
- Sink faucet works (hot and cold)
- Good water pressure
- Drains quickly
- No leaks under sink
- Shower/tub faucet works
- Shower water pressure adequate
- Tub/shower drains well
- Tile/grout in good condition
- Caulking intact around tub/shower
- No soft spots in floor (sign of water damage)
- Exhaust fan works
- No signs of mold

▶ **Red Flags:** Rocking toilet, very low water pressure, slow drains, water stains, soft floors, mold, missing grout, non-functioning exhaust fan

✓ **Green Lights:** Everything works, good pressure, fast drains, no water damage, proper ventilation

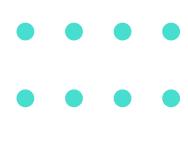
BEDROOMS

- Windows open and lock
- Closet space adequate
- Closet doors/hardware work
- Outlets adequate (minimum 2 per room)
- Light fixtures work
- Ceiling fan works (if present)
- Flooring in good condition
- Walls sound (no major damage)

▶ **Red Flags:** Insufficient outlets, broken windows, inadequate closet space, major wall damage, non-functioning fixtures



✓ **Green Lights:** Adequate space and storage, working fixtures, good condition overall



LIVING AREAS

- Flooring condition good
- Windows function properly
- Fireplace present (if desired)
- Fireplace damper opens/closes
- No signs of smoke damage
- Outlets adequate
- Light fixtures work
- Ceiling fans work (if present)
- Built-ins secure and functional

🚩 **Red Flags:** Fireplace damage, smoke damage, insufficient outlets, major floor damage

✓ **Green Lights:** Good flow, adequate lighting, functional features, solid condition

BASEMENT/CRAWL SPACE

- Accessible for viewing
- Dry with no standing water
- No musty smell
- No visible mold
- No water stains on walls/floor
- Foundation walls sound
- Floor joists straight and solid
- Adequate height (if finished)
- Sump pump present (if applicable)
- Sump pump works

🚩 **Red Flags:** Water present, musty smell, mold, significant cracks, bowing walls, rotting floor joists, evidence of flooding

✓ **Green Lights:** Completely dry, no odors, solid structure, no water damage history

ATTIC

- Accessible for viewing
- Adequate insulation visible
- No signs of leaks or water damage
- Roof decking visible and solid
- Proper ventilation present
- No signs of pests
- No odors

▶ **Red Flags:** Water stains, daylight visible through roof, pest droppings, insufficient insulation, poor ventilation, mold

✓ **Green Lights:** Dry, adequate insulation, proper ventilation, no damage

Major Systems Checklist

HVAC

- System age: _____ years (ask agent)
- Furnace/heater turns on
- Heat reaches all rooms
- Air conditioning turns on (if season appropriate)
- Cool air reaches all rooms
- No unusual noises
- Filter accessible and recently changed
- Thermostat functions properly
- Vents in all rooms
- Recent service records available (ask)

▶ **Red Flags:** System over 15 years old, doesn't turn on, uneven heating/cooling, loud noises, no maintenance records

✓ **Green Lights:** System under 10 years, functions well, even temperature throughout, recent maintenance

ELECTRICAL SYSTEM

- Circuit breaker panel accessible
- Panel labeled clearly
- No rust or corrosion on panel
- Adequate circuits for home size
- No double-tapped breakers
- All outlets work (test with phone charger)
- GFCI outlets in bathrooms/kitchen
- Three-prong outlets (grounded)
- Light switches all functional
- No flickering lights
- No burning smell near outlets/switches

🚩 **Red Flags:** Old fuse box, aluminum wiring, two-prong outlets, sparking, burning smell, flickering, loose outlets, no GFCI in wet areas

✓ **Green Lights:** Modern breaker panel, grounded outlets, GFCI where required, everything functions properly

PLUMBING

- Water heater age: _____ years
- Water heater size adequate for household
- No rust on water heater
- No leaks around water heater
- Hot water heats quickly
- Water pressure good throughout house
- All faucets work
- All drains flow well
- No leaks under any sinks
- Visible pipes in good condition
- Shut-off valves accessible

🚩 **Red Flags:** Water heater over 12 years old, rust, leaks, very low pressure, slow drains, visible corrosion on pipes, galvanized steel pipes

✓ **Green Lights:** Water heater under 10 years, good pressure, fast drains, copper or PEX pipes, no leaks

Safety Inspection Checklist

CRITICAL SAFETY ITEMS

- Smoke detectors on every level
- Carbon monoxide detectors present
- Radon test completed (or ask for one)
- Lead paint disclosure reviewed (homes built before 1978)
- Handrails on all staircases
- Staircase treads secure
- Pool/hot tub properly fenced (if applicable)
- No obvious electrical hazards
- No obvious gas leaks (smell)
- Asbestos disclosure reviewed (common in older homes)

▶ Red Flags: No smoke/CO detectors, exposed wiring, gas smell, unstable stairs, unfenced pool with children, confirmed asbestos without remediation plan

✓ Green Lights: All safety devices present, secure railings, proper fencing, no hazards