



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