Home Inspection Checklist

Exterior

✓ Roof
  o View all sides
  o Patched shingles? Sliding shingles? Missing shingles?
✓ Chimney
  o View all sides
  o Missing bricks?
  o Cracks?
✓ Siding - Hardboard
  o Check for rot at the north side, areas not protected by soffits, and areas closest to ground
✓ Siding - Newer Stucco (~1990 +)
  o Look for brown stains below windows
✓ Windows - Wood
  o Look carefully for patching / soft areas. North sides and unprotected areas are most susceptible to rot.
✓ Windows – Aluminum Clad
  o Squeeze or push on several
  o Open casement (crankout) windows and look at sash from underneath
✓ Decks
  o Look underneath for rot
  o Look for sagging from a distance
✓ Water Management
  o Gutters?
  o Downspout extensions?
  o Ground pitched away from building?

Interior

✓ Foundation
  o Concrete block: cracks > ¼” ?
  o Poured concrete: cracks > ¼” ?
  o Long horizontal cracks?
  o Recently patched cracks?
✓ Water Intrusion - Finished Basement
  o Proper water management at exterior?
  o Look for stains at the outside corners. Staining will always start at the floor.
  o Look for wall patching at inside corners.
  o Look behind furniture and carpeting if possible.
  o If in-floor ducts are present, try to look inside every register for signs of moisture
✓ Plumbing – Galvanized Steel Pipes
  o Test water flow by running several fixtures in different parts of the house at the same time.
  o Galvanized steel supply pipe from street?
  o If drains are galvanized steel, run a lot of water through every drain.
✓ Heating Plant
  o Look for rust, debris, soot, and scorching.
✓ Electric Hazards
  o Main Panel – “Stab-Lok” ?
  o 1965 – 1974: Aluminum Wiring?
  o Older than 1940 – Knob & Tube wiring?
✓ Interior Stains
  o Stains at floor around patio doors
  o Stains at corners of window frames

Click this link for detailed information on exterior inspections.

Click this link for detailed information on interior inspections.

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