

Home Inspection Checklist

Always start by mentioning any of your own concerns.

Interior Checklist

Attic / Basement

- Can you get to the attic easily?
- Is the attic well ventilated?
- Are there any signs of water damage in the attic?
- Does the basement smell damp or musty?
- Are there any signs of water damage in the basement?
- Are there any cracks in the foundation?

Water / Electricity

- Is the shut-off switch on the water heater easy to access?
- Will the size of the water heater suit your needs?
- Is the fuse box/main panel easy to access?
- Is the electrical up to code and good enough for this home?
- Are there enough outlets in each room?
- Do all of the electrical outlets work?

Bathroom

- Is the bathroom well ventilated?
- Is the caulking around the bathtub or shower moldy or missing?
- Is the tub or shower cracked?
- Run the faucets. How is the pressure? Do they drain properly?
- Does the bathroom floor feel spongy and/or have any loose tiles?

Fireplace / HVAC

- Is the mortar on the fireplace crumbling or loose?
- Do you see smoke stains around the exterior of the firebox?
- Is there any creosote buildup in the firebox?
- Do I need a heating, ventilation, and air conditioning (HVAC) inspection?

Walls, Floors, Windows and Doors

- Are there any water spots on ceilings, walls, or floors throughout the house?
- Is the drywall pulling away?
- Are there any cracks in the walls?
- Do any of the floors slope?
- Are any of the doors or windows broken?
- Are the doors properly sealed?
- Are there any signs of mold/mildew on the windows/sills?

Kitchen

- Is there ventilation above all cooking appliances in the kitchen?
- Are the kitchen cabinets secured to the wall?
- Run the faucet. How is the pressure? Does it drain properly?
- Are there any signs of leaking under the kitchen sink or refrigerator?
- Does the kitchen floor feel spongy and/or have any loose tiles?

