



Inspection
Services Group
RESIDENTIAL | COMMERCIAL

Home Inspection Checklist

If you find a house that seems like it has possibilities, do your own initial home inspection, inside and out, before making an offer. Your intention now is to be alert for obvious deficiencies. Assuming you're not looking for a fixer-upper, too many of these may be a reason to eliminate this house from further consideration.

Note: This is not meant to replace a professional home inspection. Once you make an offer on a house, you'll want a certified home inspector to go over it with a magnifying glass.

Foundation

- ☐ Look at the base of the walls and the ceilings in each room. Are there obvious cracks or apparent shifts in the foundation?
- ☐ Do the same around the outside. Are there any trees encroaching on the foundation?
- ☐ Have any modifications occurred which may require permits?

Lot

- ☐ Does the grading/drainage appear to be away from the house?
- ☐ Are there any obvious soggy areas?

Roof

- ☐ What is the overall condition?
- ☐ When was it last replaced?
- ☐ Are there any trees encroaching on it?
- ☐ Are shingles missing or damaged?

Exterior

- ☐ Does the house look like it will need repairs or repainting soon?
- ☐ Are gutters and downspouts firmly attached and draining away from the home?
- ☐ Are there loose boards or dangling wires?
- ☐ Is there asbestos in the exterior material, which would require added costs if it needed to be repaired or replaced?
- ☐ Are any safety concerns present?
- ☐ Do the windows and doors look old?

Attic

- ☐ Attics will usually not be visible to the buyers. Look for evidence of stains on the ceilings under the attic.

Interior Evidence Of Leaks/damage

- ☐ Check ceilings/walls and around windows in each room.

Basement

- ☐ Is there dampness?
- ☐ Adequate insulation? (If there's a crawlspace instead of a basement, you might want to leave this for the professional home inspection)

Electrical

- ☐ Do the switches work?
- ☐ Are there any obvious malfunctions?
- ☐ Is the panel updated and expandable for additional appliances or a potential remodel?
- ☐ Does the home have aluminum wiring (1970s) or knob & tube (Pre 1940s)?
- ☐ Ask your agent about the age of the home. This will tell you a lot about the electrical installation of the house.

Plumbing

- ☐ Any unusual noises or malfunctions?
- ☐ How old is the plumbing?
- ☐ Has it been updated?
- ☐ Has the sewer line been scoped to check for potential cracks?
- ☐ Can you see signs of leaks?

Appliances

- ☐ If these are included, what is the age and condition of the stove, dishwasher or refrigerator? Is the condition poor? You typically cannot turn on appliances during a short showing.

Heating / Cooling / Water-Heater System

- ☐ Does it seem to do the job?
- ☐ How old is the furnace?
- ☐ Do you see rust or water around the furnace?
- ☐ If the system has been converted, are the old systems or tanks still in place?

Odor

- ☐ Is there an odor in the house?
- ☐ Can you detect what it might be and whether it could be fixed? Beware of musty odors which could signal a wet basement or mold damage.