

Home Inspection Checklist

*YOUR COMPREHENSIVE GUIDE TO WHAT
A HOME INSPECTOR IS LOOKING FOR*



Rocket City Homes

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No home is ever perfect...

NOT EVEN A BRAND HOUSE THAT HAS NEVER BEEN LIVED IN! SO IT IS NORMAL (AND EXPECTED) TO FIND SOME THINGS WRONG WITH A HOUSE THAT PEOPLE HAVE LIVED IN OVER THE YEARS.

THESE ARE THINGS THAT A PROFESSIONAL HOME INSPECTOR LOOKS FOR DURING AN INSPECTION:

Landscaping

- ___ Grading so that rain water runs away from the foundation
- ___ Evidence of standing water
- ___ Evidence of leaks from septic tank (if applicable)
- ___ Walkways in good condition
- ___ Branches or bushes touching the house or hanging onto the roof
- ___ Railings on stairs and decks meet code requirements and are not loose
- ___ Driveways, sidewalks, patios, entrance landings in good condition
- ___ Downspouts drain away from the house

Please Note: This checklist should NOT be considered a substitute for a home inspection. We know many very qualified home inspectors in our area. Should you need a referral please feel free to contact us and we'll give you some contacts.



House Structure

- _____ Sides of house appear straight, not bowed or sagging
- _____ Window and doorframes appear square (especially bowed windows)
- _____ Visible foundation in good condition - no significant cracks

Exterior of House

- _____ Adequate clearance between ground and wood siding materials with no wood-to- earth contact
- _____ Siding: no cracking, curling, loose, rot or decay
- _____ Stucco: no large cracks (stucco may require a separate inspection from a specialist)
- _____ Vinyl or aluminum siding: no dents, damage, no bowing or loose siding
- _____ Vines attached to surface of house
- _____ Exterior paint or stain: no flaking paint or large blisters
- _____ Stains on exterior surfaces

Windows, Doors, and Trim

- _____ Wood frames and trim pieces are secure, no cracks, dry rot, or deterioration
- _____ Joints around frames are caulked
- _____ No broken glass (window or storm panes) or damaged screens, no broken double paned, insulated window seals.

Attic

- _____ Stains on underside of roofing or indication of leaks
- _____ Evidence of decay or damage to structure
- _____ Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)
- _____ Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational
- _____ No plumbing, exhaust or appliance vents terminating in attic
- _____ No open electrical splices

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Interior Rooms

- _____ Stains on floors, walls or ceilings
- _____ Flooring materials in good condition
- _____ Any significant cracks in walls or ceilings
- _____ Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay
- _____ Interior doors operate easily and latch properly, no damage or decay, no broken hardware
- _____ Paint, wall covering, and paneling in good condition
- _____ Wood trim installed well and in good condition
- _____ Lights and switches operate properly
- _____ Adequate number of three pronged electrical outlets in each room
- _____ Electrical outlets test properly (spot check)
- _____ Heating/cooling source in each habitable room
- _____ Evidence of adequate insulation in walls
- _____ Fireplace: no cracking or damaged masonry, damper operates properly, flue has been cleaned, flue is lined

Kitchen

- _____ Working exhaust fan that is vented to the exterior of the building
- _____ Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)
- _____ Dishwasher: drains properly, no leaks, baskets, door spring operates properly
- _____ No leaks in pipes under sinks
- _____ Floor in cabinet under sink solid, no stains or decay
- _____ Water flow in sink adequate
- _____ No excessive rust or deterioration on garbage disposal or waste pipes
- _____ Built-in appliances operate properly
- _____ Cabinets in good condition: doors and drawers operate properly

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Bathrooms

- ___ Working exhaust fan that doesn't terminate in the attic space
- ___ Adequate flow and pressure at all fixtures
- ___ Sink, tub and shower drain properly
- ___ Plumbing and cabinet floor under sink in good condition
- ___ If sink is metal, it shows no signs of rust, overflow drain doesn't leak
- ___ Toilet operates properly
- ___ Toilet stable, no rocking, no stains around base
- ___ Caulking in good condition inside and outside of the tub and shower area
- ___ Tub or shower tiles secure, wall surface solid
- ___ No stains or evidence of past leaking around base of bath or shower

Plumbing

- ___ Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system
- ___ Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house.
- ___ Water pump: does not short cycle
- ___ Galvanized pipes do not restrict water flow
- ___ Well water test is acceptable (if property is on a well)

Electrical

- ___ Visible wiring: in good condition and up to code
- ___ Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating
- ___ No aluminum cable for branch circuits

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Heating/Cooling System

- _____ Appears to operate well throughout (good air flow on forced hot air systems)
- _____ No rust around cooling unit
- _____ No combustion gas odor
- _____ Air filter(s) clean
- _____ Ductwork in good condition
- _____ No asbestos on heating pipes, water pipes or air ducts
- _____ Separate flues for gas/oil/propane and wood/coal

Roof

- _____ Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of shingles on roof
- _____ Wood shingles or shake roof: no mold, rot or decay, no cracked/broken/missing shingles, no curling
- _____ Adequate flashing
- _____ No evidence of excess roofing cement/tar/caulk
- _____ Soffits and fascia: no decay, no stains
- _____ Exterior venting for eave areas: vents are clean and not painted over
- _____ Gutters: no decay or rust, joints sealed, attached securely to structure, no sections of gutter or downspout missing, gutters are not clogged with debris
- _____ Chimneys: straight, properly flashed, no evidence of damaged bricks, chimney cap in good condition

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