Home Inspection Checklist

Address:

Date:

*Note: This checklist is for personal use only. It should not be used in place of an official home inspection. This list may not be comprehensive. Contact a qualified ASHI certified home inspector for an official inspection.*

**M - missing, S - scratched, D - damaged, B - broken, R - repair/replace, W - Water Damage, L - Leaking**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Exterior** | | | | **Good** | **OK** | **Bad** |  | **Roof** | | | | **Good** | | **OK** | **Bad** |
| Back Doors | | | |  |  |  |  | Chimney | | | |  | |  |  |
| Deck, porch, patio | | | |  |  |  |  | Gutters and downspouts | | | |  | |  |  |
| Doorbell | | | |  |  |  |  | Soffits and fascia | | | |  | |  |  |
| Driveway | | | |  |  |  |  | When was it replaced last? Are there encroaching trees? | | | | | | | |
| Front Doors | | | |  |  |  |  | Notes: |  | | | | | | |
| Garage Doors | | | |  |  |  |  |  | | | | | | | |
| Garbage receptacle | | | |  |  |  |  |  | | | | | | | |
| House number | | | |  |  |  |  |  | | | | | | | |
| Mailbox | | | |  |  |  |  |  | | | | | | | |
| Outdoor lights | | | |  |  |  |  | **Garage** | | | | **Good** | | **OK** | **Bad** |
| Paint and trim | | | |  |  |  |  | Ceiling | | | |  | |  |  |
| Parking | | | |  |  |  |  | Doors | | | |  | |  |  |
| Recycling receptacle | | | |  |  |  |  | Floors | | | |  | |  |  |
| Sidewalks | | | |  |  |  |  | Lights | | | |  | |  |  |
| Siding (brick/stone/cement) | | | |  |  |  |  | Storage | | | |  | |  |  |
| Traffic noise | | | |  |  |  |  | Walls | | | |  | |  |  |
| Windows | | | |  |  |  |  | Windows | | | |  | |  |  |
| Are things loose, cracked, damaged, rotted, bug infested? | | | | | | |  | Is the garage door opener operating properly? | | | | | | |  |
| Notes: |  | | | | | |  | Notes: |  | | | | | | |
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| **Yard** | | | | **Good** | **OK** | **Bad** |  | **Fireplace** | | | | **Good** | **OK** | | **Bad** |
| Drainage | | | |  |  |  |  | Blockages | | | |  |  | |  |
| Fences and gates | | | |  |  |  |  | Carbon Monoxide Detector | | | |  |  | |  |
| Retaining wall | | | |  |  |  |  | Mantle | | | |  |  | |  |
| Shed | | | |  |  |  |  | Soot | | | |  |  | |  |
| Sprinklers | | | |  |  |  |  | Tiles | | | |  |  | |  |
| Swimming pool | | | |  |  |  |  | Any buildup inside? Damage where connected to roof? | | | | | | | |
| Trees, shrubs and lawn dead, dying or bug infested? | | | | | | |  | Notes: |  | | | | | | |
| Notes: |  | | | | | |  |  | | | | | | | |
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| **Bathrooms** | | | | **Bathroom 1** | | |  | **Bathroom 2** | | |  | **Bathroom 3** | | | |
|  |  |  |  | **Good** | **OK** | **Bad** |  | **Good** | **OK** | **Bad** |  | **Good** | **OK** | | **Bad** |
| Baseboards | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Cabinets, shelves, & drawers | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Ceiling | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Counter | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Doors | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Floors | | | |  |  |  |  |  |  |  |  |  |  | |  |
| GFCI outlet | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Lights | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Mirror | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Outlets and switches | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Sink | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Toilet | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Towel hook | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Trim | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Tub and shower | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Walls | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Window | | | |  |  |  |  |  |  |  |  |  |  | |  |
| Fixtures secure? Condition of tiles and calking? Leaks or water pressure issues? Mold? Drawers and cabinets working? | | | | | | | | | | | | | | | |
| Notes: |  | | | | | |  |  | | | | | | | |
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| **Bedrooms** | | | | **Bedroom 1** | | |  | **Bedroom 2** | | |  | **Bedroom 3** | | | |
|  | | | | **Good** | **OK** | **Bad** |  | **Good** | **OK** | **Bad** |  | **Good** | | **OK** | **Bad** |
| Baseboards | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Ceiling | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Closet | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Doors | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Floors | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Lights | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Outlets and switches | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Trim | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Walls | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Windows | | | |  |  |  |  |  |  |  |  |  | |  |  |
| Check ceilings for sloping and/or water damage. Are floors weak in places? Damaged windows or window screens? | | | | | | | | | | | | | | |  |
| Notes: |  | | | | | |  |  | | | | | | | |
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| **Dining Room** | | | | **Good** | **OK** | **Bad** |  | **Living Room** | | | | **Good** | | **OK** | **Bad** |
| Baseboards | | | |  |  |  |  | Baseboards | | | |  | |  |  |
| Ceiling | | | |  |  |  |  | Ceiling | | | |  | |  |  |
| Floors | | | |  |  |  |  | Ceiling fan | | | |  | |  |  |
| Lights | | | |  |  |  |  | Doors | | | |  | |  |  |
| Outlets and switches | | | |  |  |  |  | Floors | | | |  | |  |  |
| Trim | | | |  |  |  |  | Lights | | | |  | |  |  |
| Walls | | | |  |  |  |  | Outlets and switches | | | |  | |  |  |
| Windows | | | |  |  |  |  | Trim | | | |  | |  |  |
| Wall damage? Sloping ceiling? Weak floors? | | | | | |  |  | Walls | | | |  | |  |  |
| Notes: |  | | | | | |  | Windows | | | |  | |  |  |
|  | | | | | | |  | Wall damage? Sloping ceiling? Weak floors? | | | | | | |  |
|  | | | | | | |  | Notes: |  | | | | | | |
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| **Kitchen** | | | | **Good** | **OK** | **Bad** |  |  | | | | | | | |
| Baseboards | | | |  |  |  |  |  | | | | | | | |
| Cabinets and drawers | | | |  |  |  |  | **Den** | | | | **Good** | | **OK** | **Bad** |
| Ceiling | | | |  |  |  |  | Baseboards | | | |  | |  |  |
| Counter | | | |  |  |  |  | Ceiling | | | |  | |  |  |
| Dishwasher | | | |  |  |  |  | Ceiling fan | | | |  | |  |  |
| Floors | | | |  |  |  |  | Doors | | | |  | |  |  |
| Garbage Disposal | | | |  |  |  |  | Floors | | | |  | |  |  |
| GFCI outlet | | | |  |  |  |  | Lights | | | |  | |  |  |
| Lights | | | |  |  |  |  | Outlets and switches | | | |  | |  |  |
| Outlets and switches | | | |  |  |  |  | Trim | | | |  | |  |  |
| Oven | | | |  |  |  |  | Walls | | | |  | |  |  |
| Refrigerator | | | |  |  |  |  | Windows | | | |  | |  |  |
| Sink | | | |  |  |  |  | Wall damage? Sloping ceiling? Weak floors? | | | | | | |  |
| Smoke Detectors | | | |  |  |  |  | Notes: |  | | | | | | |
| Stove | | | |  |  |  |  |  | | | | | | | |
| Trim | | | |  |  |  |  |  | | | | | | | |
| Walls | | | |  |  |  |  |  | | | | | | | |
| Windows | | | |  |  |  |  |  | | | | | | | |
| Leaking sink or appliances? Cabinet & drawer condition? | | | | | | |  |  | | | | | | | |
| Notes: |  | | | | | |  |  | | | | | | | |
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| **Attic** | | | | **Good** | **OK** | **Bad** |  | **Hallways** | | | | **Good** | | **OK** | **Bad** |
| Insulation | | | |  |  |  |  | Baseboards | | | |  | |  |  |
| Ladder | | | |  |  |  |  | Ceiling | | | |  | |  |  |
| Ventilation | | | |  |  |  |  | Closets | | | |  | |  |  |
| Leaks, water damage, mold? Sufficient insulation? | | | | | | |  | Floors | | | |  | |  |  |
| Notes: |  | | | | | |  | Lights | | | |  | |  |  |
|  | | | | | | |  | Outlets and switches | | | |  | |  |  |
|  | | | | | | |  | Skylights | | | |  | |  |  |
|  | | | | | | |  | Trim | | | |  | |  |  |
|  | | | | | | |  | Walls | | | |  | |  |  |
| **Basement** | | | | **Good** | **OK** | **Bad** |  | Wall damage? Sloping ceiling? Weak floors? | | | | | | |  |
| Baseboards | | | |  |  |  |  | Notes: |  | | | | | | |
| Ceiling | | | |  |  |  |  |  | | | | | | | |
| Doors | | | |  |  |  |  |  | | | | | | | |
| Floors | | | |  |  |  |  |  | | | | | | | |
| Foundation | | | |  |  |  |  |  | | | | | | | |
| Lights | | | |  |  |  |  | **Stairs** | | | | **Good** | | **OK** | **Bad** |
| Outlets and switches | | | |  |  |  |  | Floors | | | |  | |  |  |
| Stairs | | | |  |  |  |  | Landing | | | |  | |  |  |
| Storage | | | |  |  |  |  | Lights | | | |  | |  |  |
| Sump pump | | | |  |  |  |  | Railing | | | |  | |  |  |
| Trim | | | |  |  |  |  | Treads | | | |  | |  |  |
| Walls | | | |  |  |  |  | Walls | | | |  | |  |  |
| Washer and dryer | | | |  |  |  |  | Weak stairs? Railings available and secure? | | | | | | |  |
| Windows | | | |  |  |  |  | Notes: |  | | | | | | |
| Damp, musty or moldy? Beam damage? Bugs? | | | | | |  |  |  | | | | | | | |
| Notes: |  | | | | | |  |  | | | | | | | |
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|  | | | | | | |  | **Utilities** | | | | **Good** | | **OK** | **Bad** |
|  | | | | | | |  | Air conditioning | | | |  | |  |  |
| **Other** | | | | **Good** | **OK** | **Bad** |  | Circuit breakers | | | |  | |  |  |
| Asbestos | | | |  |  |  |  | Drainage | | | |  | |  |  |
| Odor | | | |  |  |  |  | Furnace | | | |  | |  |  |
| Wood-eating insects | | | |  |  |  |  | Hot water heater | | | |  | |  |  |
| Smoke and carbon monoxide detectors in place? | | | | | |  |  | Main electrical panel | | | |  | |  |  |
| Notes: |  | | | | | |  | Water pressure | | | |  | |  |  |
|  | | | | | | |  | Functioning properly? Are they new or old? | | | | | | |  |
|  | | | | | | |  | Notes: |  | | | | | | |
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