

Home Inspection Checklist

- Property Viewing
 - We recommend that you walk around and through the home prior to hiring a home inspector, taking care to both test the commonly used items (doors, toilets, faucets, etc.) and writing down the items that you are concerned about.
 - Basic things to look for
 - Exterior
 - Cracks at walls?
 - Yard slopes away from home?
 - Damage at exterior materials or doors?
 - Damage at walkways or driveways?
 - Roof & Attic
 - Damage at roof?
 - Damage at gutters?
 - Attic accesses work?
 - Insulation is present?
 - Damage to structure in attic? (Leaking water, sunlight visible through roof, things hanging down)
 - Interior
 - Water stains?
 - Windows are damaged?
 - Cracks at ceiling/walls/floor?
 - HVAC – Heating and Air Conditioning
 - Does the A/C system run?
 - Does the heating system run?

- Plumbing
 - Any leaks noted? (Under sinks, at faucet handles, at toilets, at hot water heater)
 - Damage at hot water heater?
- Electrical
 - Switches/lights/fans work?
 - Any unterminated wiring?
- Other
 - Is there organic growth at interior of property?
 - Are there insect droppings/wings?
 - Does the structure appear solid? Walls aren't leaning, doors and windows are square, roof doesn't sag?
- General home questions
 - We recommend that you come up with a list of questions to ask your inspector regarding the basic operation of the home.
 - Basic items to think about
 - Where is the water shutoff to the property?
 - Where is the electrical shutoff to the property?
 - Where is the A/C system located? How does it work with the thermostat?
 - How do the storm panels work?