

Home Buyer Inspection Checklist

General

- Any major changes to the property
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- Agreed upon modifications or repairs completed
- Receipts/warranties/guarantees provided by repair contractors
- Pest control clearance provided

Roofing

- Indications of roof leakage
- Gutters and downspouts secure
- Signs of roof surface, flashings, vent or chimney damage

Exterior

- Evidence of cracks, paint peeling or other visible defects
- Trip hazards, cracking in the walkways, driveway or steps
- Plants/vegetation growing on the exterior of the home
- Stairway, deck, porch and other railings secure
- Cracks or indications of retaining wall failure
- Signs of inadequate surface drainage
- Openings into the building at trim, flashings, chimneys, etc.
- Signs of soil movement in areas around perimeter of the home

Basement

- Are all accessible areas dry
- Are there any indications of current or prior water damage
- If there is a sump pump, is it operational
- Indications of foundation cracking or movement
- Musty odors or signs of mold or mildew

Interior

- Stains, cracks or damage to interior walls, ceilings or floors
- Cracked or broken windows
- Windows and window latches operate properly
- Doors and door latches operate properly
- Stains or leaks at kitchen, bathroom or laundry sinks
- Interior staircases have safe, secure handrails
- Smoke alarms in hallways, on each floor, in each bedroom

Kitchen and Bathrooms

- Are all appliances functional
- Cabinets, countertops, sinks or floors damaged
- Water Pressure is ok at sinks, shower and tub spout
- Any sign of water leaks under sinks
- Are all ceramic tile floors and wainscoting intact and well grouted

Garage

- Garage door functional
- Fire-rated doors provided at all interior entrances
- Automatic door opener reverse properly
- Fire-rated surfaces at house walls, attic and sub-floor areas
- Indications of dampness or mildew

Electrical

- All light fixtures operational
- All electrical outlets functional
- All smoke detectors provided and functional
- Doorbell operational
- GFCI outlets in kitchen, bathrooms, exterior and garage
- GFCI devices functional
- Any visible dangling or exposed wiring
- Extension, lamp cord, or zip cord used as permanent wiring

Plumbing

- Adequate water flow at fixtures and drains
- Faucet or drain pipe leaks
- Adequate water pressure
- Ample hot water provided
- Clothes washer and dryer functional
- Water heater adequately strapped

Heating/Cooling

- Water heater has proper pressure/temperature relief
- System functional
- Serviced recently
- Is there adequate heat/cooling distribution to each room

Fireplace

- Are there large differences in temperature between different rooms
- Safety check on older fireplaces and chimneys
- Dampers operational
- Fire boxes need repair
- Spark arrestor and rain cap installed