

HOME INSPECTION CHECKLIST



EXTERIOR

GROUND

- ☐ Good drainage, including downspouts, away from house and no standing water
- ☐ No evidence of leaks from septic tank
- ☐ Landscaping, driveway and walkways in good condition with no significant cracks
- ☐ Trees in good condition without overhanging or touching roof
- ☐ Detached garage, shed, fence and deck show no rotted wood or evidence of termites
- ☐ Deck and stair railings are secure

ROOF

- ☐ Shingles are not missing or damaged and show no curling or cupping
- ☐ No evidence of excess roofing cement or patches
- ☐ Flashing around roof penetrations is present and in good condition
- ☐ No decay or staining on soffits and fascia; fascia board lines appear straight and level
- ☐ Vents for eaves are clean and not obstructed
- ☐ Gutters show no decay, staining or rust and are securely attached with downspouts
- ☐ Chimneys are straight and show no evidence of damage; flashing and cap are in good condition

NEW HOME CHECKLIST



OUTSIDE STRUCTURE

- ☐ Visible foundation appears straight and plumb, in good condition with no significant cracks
- ☐ Exterior walls appear straight with no sagging or bowing
- ☐ Window and door frames appear square
- ☐ No wood-to-ground contact
- ☐ Siding has no cracks, decay or curling
- ☐ Bricks show no damage or cracks in joints
- ☐ Stucco shows no large cracks
- ☐ Aluminum and vinyl siding is not loose and shows no dents or damage
- ☐ Paint is not flaking or blistered
- ☐ Exterior walls show no staining

DOORS AND WINDOWS

- ☐ Doors have weather-stripping and latch properly
- ☐ Thermal glass or storm windows are installed
- ☐ No condensation inside double-paned windows
- ☐ Frames and trim are secure with no cracks or decay
- ☐ Joints are caulked
- ☐ Drip caps are installed

INTERIOR AND SYSTEMS

BASEMENT

- ☐ No evidence of moisture
- ☐ No evidence of water damage to above floor
- ☐ No staining or major cracks in exposed foundation
- ☐ Visible floor joists show no damage, decay or staining and appear straight
- ☐ Sump pump operates properly

NEW HOME CHECKLIST



CRAWL SPACE

- ☐ Adequate ventilation to exterior
- ☐ No evidence of damage from moisture or insects
- ☐ Water supply and waste pipes are insulated
- ☐ Insulation between crawl space and heated areas

ATTIC

- ☐ No evidence in attic of staining from roof
- ☐ Structure shows no damage or decay
- ☐ Adequate ventilation through soffit vents and end louvers; mechanical ventilation is operational
- ☐ Plumbing, exhaust and appliance vents extend through roof
- ☐ Insulation is sufficient and properly installed
- ☐ Electrical splices are contained

ELECTRICAL

- ☐ Service panel has adequate capacity with cables attached properly
- ☐ No knob-and-tube wiring
- ☐ No aluminum cable for branch circuits
- ☐ Cables are secured
- ☐ Visible wiring is in good condition
- ☐ No exposed electrical splices

PLUMBING

- ☐ Visible pipes show no damage or evidence of leaks
- ☐ Drain pipes slope toward main waste outlet to sewer or septic system
- ☐ Water heater is appropriate size for home and shows no signs of rust
- ☐ Manufacture date of water heater is within length of expected use
- ☐ Water pressure at fixtures in home falls within accepted range
- ☐ Hot water temperature at fixtures does not exceed 125 degrees Fahrenheit
- ☐ Water from well is tested
- ☐ Water pump does not short-cycle

NEW HOME CHECKLIST



HEATING AND COOLING

- ☐ No gas odor
- ☐ Air conditioning and heating to operate well with good air flow throughout home
- ☐ Air filters clean
- ☐ Flues have no open seams and slope up to chimney connection
- ☐ Ductwork is in good condition
- ☐ No rust around cooling unit

INSIDE ROOMS

BATHROOMS

- ☐ Working exhaust fan vents to exterior
- ☐ Adequate water flow and pressure for hot and cold water at all fixtures
- ☐ Tub, shower and sink drain smoothly
- ☐ Visible plumbing under sink is in good condition and cabinet floor shows no water damage
- ☐ Toilets flush and fill properly
- ☐ Toilet is stable, with no rocking or stains at base
- ☐ Caulking inside and outside of tub and shower is in good condition
- ☐ Tiles are secure
- ☐ Ground fault circuit interrupter (GFCI) receptacles for all electrical outlets located within 6 feet of sinks
- ☐ No evidence of leaking around base of tub or shower

KITCHEN

- ☐ Working exhaust fan vents to outside
- ☐ Ground fault circuit interrupter (GFCI) receptacles for all electrical outlets located within 6 feet of sinks
- ☐ Dishwasher drains properly and shows no evidence of leaks; door and baskets operate properly
- ☐ Plumbing under sink is in good condition and cabinet shows no stains or decay from past leaks
- ☐ Garbage disposal is operational and shows no rust or deterioration

NEW HOME CHECKLIST



- ☐ Water flow to sink is adequate and drains properly
- ☐ Built-in appliances operate properly
- ☐ Cabinets are in good condition; doors and drawers operate properly

INTERIOR ROOMS

- ☐ Floors, walls and ceilings appear straight, plumb and level; no stains
- ☐ Doors open without easily and latch properly when closed; no broken hardware
- ☐ Flooring materials in good condition
- ☐ No significant cracks in walls or ceilings
- ☐ Windows and doors operate easily and latch properly, no broken glass, no sashes painted shut
- ☐ Paint, wall covering, 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 with spot checks
- ☐ Heating and air conditioning vents in all rooms
- ☐ Fireplace has no cracking or damaged masonry and shows no staining, which could indicate back-drafting; flue has been cleaned and is lined; damper works properly

MISCELLANEOUS

- ☐ Smoke detectors and carbon monoxide detectors are in working order and located in required and recommended areas
- ☐ Stairway treads and risers are solid
- ☐ Stair handrails located in required areas are in good condition
- ☐ Automatic garage door operates properly and stops for obstructions