

HOME INSPECTION CHECKLIST



EXTERIOR

GROUNDS

- 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