

HOME INSPECTION CHECKLIST

SITE	YES/NO	NOTES
Is their adequate drainage around the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is there evidence of debris that could harbor pests?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

ROOF	YES/NO	NOTES
Material: <input type="checkbox"/> Asphalt/Architectural Shingles <input type="checkbox"/> Metal (files or standing seam) <input type="checkbox"/> Slate <input type="checkbox"/> Other: _____		
Is roofing material in good repair? (Is there evidence of cracking, warping, weathering, etc.?)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are there loose or missing shingles/sections of roofing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the ridge of the roof level or is there evidence of sagging?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are the fascia, soffits, eaves, and brackets intact, with no evidence of rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is paint peeling or blistering on the fascia, soffits, eaves, or brackets?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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ROOF	YES/NO	NOTES
Is the chimney sagging, leaning, or bowing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the chimney masonry cracked, loose, or missing? Are the mortar joints showing signs of deterioration?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the flashing around the chimney secure?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are vents secure? Is caulking in good repair?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

GUTTERS/DOWNSPOUTS	YES/NO	NOTES
Are gutters and downspouts clear of leaves and debris?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are gutters or downspouts missing, rotted, loose, or rusty?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Do all the outlets from downspouts have extensions and splash-backs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Do the gutters appropriately address drainage? Is water able to drain away from the building?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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EXTERIOR WALLS	YES/NO	NOTES
Siding Materials: <input type="checkbox"/> Wood siding <input type="checkbox"/> Fiber cement siding <input type="checkbox"/> Asbestos shingles <input type="checkbox"/> Wood shingles <input type="checkbox"/> Stucco <input type="checkbox"/> Brick/ Masonry <input type="checkbox"/> Other: _____ (e.g. Masonite, asphalt siding, vinyl, etc.)		
Siding Finish <input type="checkbox"/> Painted <input type="checkbox"/> Stained <input type="checkbox"/> N/A		
Are the walls out of plumb? Is there evidence of leaning, bowing, or bulging?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
For siding that is painted, is the paint chipping, blistering, or peeling?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
On wood sided walls, is the siding and trim dry and solid to the touch showing no evidence of water stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
On masonry walls, is there any cracking, holes, or gapping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
On masonry walls, is the mortar loose or disintegrating?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
On masonry walls, are there signs of spalling (brick face falling off) or crumbling?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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EXTERIOR WALLS	YES/NO	NOTES
On masonry walls, are there signs of efflorescence (a crystalline deposit of salt with white or greyish tint)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Is there any bio growth on the walls such as ivy, lichens, or moss?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is there any mold or mildew on wall surfaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

FOUNDATION	YES/NO	NOTES
Material <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Concrete <input type="checkbox"/> Other: _____ Finishing <input type="checkbox"/> Piers <input type="checkbox"/> Continuous foundation <input type="checkbox"/> Veneer		
Are there any cracks visible?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Have any patched cracks re-opened?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the foundation wall bulging or bowing? Do piers show signs of shifting or settling?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is masonry missing, loose, flaking, crumbling or cracking?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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FOUNDATION	YES/NO	NOTES
Is the mortar loose or crumbling?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are there signs of efflorescence (a crystalline deposit of salt with white or greyish tint)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are doors or windows out of square?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Under the house, are posts, beams, and joists sound?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Under the house, are there signs of leaking or musty smells?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is there at least 24 inches between the foundation and vegetation?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the ground sloped away from the building to allow water to drain? Is there evidence that water is collecting in large quantities near the foundation?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

PORCH / ENTRY	YES/NO	NOTES
<input type="checkbox"/> Balustrades <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Other: _____ <input type="checkbox"/> N/A		

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PORCH / ENTRY	YES/NO	NOTES
<ul style="list-style-type: none"> <input type="checkbox"/> Columns/Supports <ul style="list-style-type: none"> <input type="checkbox"/> Wood <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal <input type="checkbox"/> Other: _____ <input type="checkbox"/> N/A <input type="checkbox"/> Steps <ul style="list-style-type: none"> <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> N/A <input type="checkbox"/> Piers <ul style="list-style-type: none"> <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____ <input type="checkbox"/> Fretwork/ Decorative Features/ Woodwork <input type="checkbox"/> Flooring: <ul style="list-style-type: none"> <input type="checkbox"/> Tongue and groove wood <input type="checkbox"/> Decking <input type="checkbox"/> Tile <input type="checkbox"/> Concrete <input type="checkbox"/> Other: _____ 		
Are the steps level?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Are the steps cracking or spalling?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Are there signs of water pooling on the steps?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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PORCH / ENTRY	YES/NO	NOTES
Is the porch securely attached to the building?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are there signs of water infiltration or rot on the porch?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the roof of the porch/entry in good repair?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the porch flooring in good repair?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the paint on the porch failing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

WINDOWS	YES/NO	NOTES
Material <input type="checkbox"/> Wood sash <input type="checkbox"/> Aluminum/Metal Sash <input type="checkbox"/> Vinyl <input type="checkbox"/> Other: _____		
Functionality <input type="checkbox"/> Single-Hung <input type="checkbox"/> Double-Hung <input type="checkbox"/> Triple-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Fixed <input type="checkbox"/> Other: _____		
Is any of the glazing (glass) missing, cracked, or damaged?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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WINDOWS	YES/NO	NOTES
Is the putty/caulking cracked or missing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are the windows operational?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is there evidence of excessive moisture on or around the sash or sill?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is weather stripping secure?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Do the sashes feel secure in the opening?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is paint chipping, peeling, or flaking?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

DOORS	YES/NO	NOTES
Material <input type="checkbox"/> Wood <input type="checkbox"/> Fiberglass <input type="checkbox"/> Steel <input type="checkbox"/> Other: _____ Number of Exterior Doors: _____		
Are doors in good alignment?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are seals intact and effective?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is hardware in good working order? Does the door securely fasten?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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DOORS	YES/NO	NOTES
Is the paint peeling, chipping, or flaking?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the threshold rotted?	<input type="checkbox"/> Yes <input type="checkbox"/> No	