

# A Rental Property Owner's Ultimate Home Inspection Checklist



Use the following checklist to ensure that your professional property inspector has checked for common red flags around your property.

## STRUCTURAL

- Sides of house appear to be bowed
- Windows and door frames are sagging
- Visible foundation has significant cracks

## EXTERIOR

- Large cracks in siding, masonry or stucco
- Vines covering structural surfaces
- Signs of blistering or flaking on paint

## GROUNDS

- Signs of standing water
- Evidence of termite damage, rot or leaks
- Improperly maintained yard and landscaping
- Vines, trees or shrubbery touching walls or hanging over the roof

## ROOF

- Missing or damaged shingles, including mold, rot or decay
- Cracks, splits or blisters in flat areas
- Decayed, rusty or sagging gutters
- Damaged or cracked chimney
- Dirty or painted-over vents

## ATTIC, BASEMENT & CRAWL SPACES

- Inadequate insulation or ventilation
- Open electrical splices
- Structural damage or decay
- Evidence of moisture or insect damage

## INTERIOR

- Cracks, stains or unevenness in walls, floors or ceilings
- Damage to paint, paneling or trim
- Windows or doors that do not open and close properly
- Inadequate electrical outlets or inoperable switches

## KITCHEN

- Exhaust fan is not properly vented to exterior of the property
- Improper protection for outlets within six feet of sinks
- Leaks, improper drainage or rust in sink, dishwasher, pipes or disposal
- Stains, decay or mold in cabinets, especially under sink

## BATHROOMS

- Improper drainage in sink, bathtub or shower  
Signs of stains, mold or leaking
- Inadequate water flow or pressure in any fixtures
- Malfunctioning, stained or unstable toilet
- Caulking in poor condition, including mold

## PLUMBING & ELECTRICAL

- Leaks, damage or stains on or near pipes
- Water heater showing signs of rust or improper ventilation
- Evidence of inadequate water flow or hot water supply
- Wiring in poor condition, including exposed splices
- Improper functionality in service panel

## HEATING & COOLING

- Poor air flow or malfunction in heating or cooling systems
- Signs of rust, asbestos or combustion gas odors
- Flues with open seams or not properly separated for different functions
- Dirty air filters