



Beginner's Home Inspection Checklist

Grounds

- Proper grading drainage away from house
- No evidence of standing water
- No leaks from the water tank
- No branches or bushes touching house or overhanging the roof
- Sidewalks, entrance point in good condition
- Downspout drainage directed away from structure

Structure

- Sides of house: straight, not bowed
- Window and doorframes are shaped right (proper square, proper rectangle)
- Visible foundation in good condition

Exterior

- Siding: no cracking or decay
- Stucco: no large cracks (take along an inspector)
- Exterior paint, flaking or stain: no flaking or blisters

Windows, Doors and Wood Trim

- Wood frames are secure and have no cracks or decay
- Latches open and close properly
- Joints around frames are caulked
- No broken window glass or screens
- Drip caps installed over windows

Roof

- Flat roofs: no leak patches or cracks; no excess roofing cement or tar
- Gutters: no decay or rust, sealed joints, secured, no bending or sagging, no missing sections
- Shaft: straight, no damaged wall, covered

Interior rooms

- Floors, walls & ceilings are in-line
- No stains on floors, walls or ceilings
- Good flooring materials
- No cracks in walls or ceilings
- Adequate number of electrical outlets; spot check them
- Cooling & ventilation source in each room

Kitchen

- Working exhaust fan
- Chimney well attached to shaft with no cracks or Blockage
- Adequate number of power switches
- No leakage under the sink
- Adequate waterflow
- Built-in appliances operate properly
- Cabinets in good condition: doors and drawers operate properly. Check for hardware & termites

Bathrooms

- Adequate water pressure in all fixtures
- Plumbing in good condition
- Check areas for signs of rust
- Toilet operates properly, no rocking seats or stains
- Caulking in good condition
- Tiles secure, wall surface solid
- No stains or evidence of leakage
- Provision for installation of geysers