

# The Foolproof Buyer's Home Inspection Checklist



Use this checklist to help spot potential problems in a home before buying. If the inspection report doesn't cover any of these items, double check with your inspector to confirm there are no issues.

## Attic

- Is it accessible?
- Are there signs of leaks or water damage?
- Is it well ventilated (not damp)?
- Is it well insulated (not hot or cold)?
- Are there holes or cracks rodents may fit through?

## Balconies

- Does drainage exist?
- Are support beams in good condition (no rot)?

## Basement

- Are there signs of mold (damp, musty smells)?
- Are there signs of leaks on the ceiling or floors?
- Is there water seepage around the foundation?
- Is it well insulated (not hot or cold)?
- If there's a sump pump, does it work?
- If beams are exposed, can you see termite damage?
- Rotten wood?

## Bathroom

- Is the floor by the toilet spongy?
- Are there loose tiles?
- Are the tub or shower caulking moldy or missing?
- Is the shower floor cracked or damaged?
- Are there signs of leaks?
- Do you see or smell mold?
- Are the floors sagging?
- Do the faucets have good water pressure?
- Do the sinks have any drainage issues?
- Is there adequate ventilation (a window or fan)?

## Ceilings, Walls and Floors

- Are there signs of leaks?
- Is drywall peeling from the walls?
- Are the walls cracked?
- Do the floors feel spongy? Weak?
- Are all the floors level?

## Crawl Space

- Is it accessible?
- Is it damp?
- Can you see cracks in the foundation? Crumbling?
- Is there moisture around the foundation?
- Can you see any rotting wood? Termites?

## Doors and Windows

- Do doors open and close freely?
- Do windows open and close freely?
- Do windows or sills show signs of mold or mildew?
- Are windows foggy (seal may be broken)?
- Are any windows or doors broken?

## Electrical

- Do all switches and outlets work?
- Is the fuse box or main panel accessible?
- Does each room have enough outlets for your needs?

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## Exterior

- Is there flaking paint?
- Is the siding in good condition?
- Does the garage door open and close properly?
- Does it have a safety sensor?
- Does the driveway have cracks or stains?

## Fireplace and Chimney

- Is the mortar loose or crumbling?
- Does the chimney have a rain cap?

## Heating and Air Conditioning

- Do rooms heat up and cool properly?
- How old is the furnace?
- Do the air filters need to be replaced?

## Kitchen

- Is there ventilation above the appliances?
- Are there signs of leaks under the sink?
- By the refrigerator?
- Does the garbage disposal work?
- Are appliances in working condition?

## Roof

- Any broken, buckling or missing shingles?
- How old is the roof (and how long is it expected to last)?
- Are the gutters and downspouts in good condition?
- Is there any pooling water?
- Is the roof sagging?

## Landscaping

- Does the yard have standing water?
- Could any tree roots affect the foundation?
- Do tree branches hang too close to the home?
- Do sprinklers work?

## Water Heater

- Is it accessible? Is the shut off switch accessible?
- Does it have enough capacity for your needs?
- What is the life expectancy (look for a make and model number)?