Home Inspection Checklist

Address:

Date:

*Note: This checklist is for personal use only. It should not be used in place of an official home inspection. This list may not be comprehensive. Contact a qualified ASHI certified home inspector for an official inspection.*

**M - missing, S - scratched, D - damaged, B - broken, R - repair/replace, W - Water Damage, L - Leaking**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Exterior** | **Good** | **OK** | **Bad** |  | **Roof** | **Good** | **OK** | **Bad** |
| Back Doors |  |  |  |  | Chimney |  |  |  |
| Deck, porch, patio |  |  |  |  | Gutters and downspouts |  |  |  |
| Doorbell |  |  |  |  | Soffits and fascia |  |  |  |
| Driveway |  |  |  |  | When was it replaced last? Are there encroaching trees? |
| Front Doors |  |  |  |  | Notes: |  |
| Garage Doors |  |  |  |  |  |
| Garbage receptacle |  |  |  |  |  |
| House number |  |  |  |  |  |
| Mailbox |  |  |  |  |  |
| Outdoor lights |  |  |  |  | **Garage** | **Good** | **OK** | **Bad** |
| Paint and trim |  |  |  |  | Ceiling |  |  |  |
| Parking |  |  |  |  | Doors |  |  |  |
| Recycling receptacle |  |  |  |  | Floors |  |  |  |
| Sidewalks |  |  |  |  | Lights |  |  |  |
| Siding (brick/stone/cement) |  |  |  |  | Storage |  |  |  |
| Traffic noise |  |  |  |  | Walls |  |  |  |
| Windows |  |  |  |  | Windows |  |  |  |
| Are things loose, cracked, damaged, rotted, bug infested? |  | Is the garage door opener operating properly? |   |
| Notes: |  |  | Notes: |  |
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| **Yard** | **Good** | **OK** | **Bad** |  | **Fireplace** | **Good** | **OK** | **Bad** |
| Drainage |  |  |  |  | Blockages  |  |  |  |
| Fences and gates |  |  |  |  | Carbon Monoxide Detector |  |  |  |
| Retaining wall |  |  |  |  | Mantle |  |  |  |
| Shed |  |  |  |  | Soot |  |  |  |
| Sprinklers |  |  |  |  | Tiles |  |  |  |
| Swimming pool |  |  |  |  | Any buildup inside? Damage where connected to roof? |
| Trees, shrubs and lawn dead, dying or bug infested? |  | Notes: |  |
| Notes: |  |  |  |
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| **Bathrooms** | **Bathroom 1** |  | **Bathroom 2** |   | **Bathroom 3** |
|  |  |  |  | **Good** | **OK** | **Bad** |  | **Good** | **OK** | **Bad** |   | **Good** | **OK** | **Bad** |
| Baseboards |  |  |  |  |  |  |  |  |  |  |  |
| Cabinets, shelves, & drawers |  |  |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |  |  |
| Counter |  |  |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |  |  |
| Floors |  |  |  |  |  |  |  |  |  |  |  |
| GFCI outlet |  |  |  |  |  |  |  |  |  |  |  |
| Lights |  |  |  |  |  |  |  |  |  |  |  |
| Mirror |  |  |  |  |  |  |  |  |  |  |  |
| Outlets and switches |  |  |  |  |  |  |  |  |  |  |  |
| Sink |  |  |  |  |  |  |  |  |  |  |  |
| Toilet |  |  |  |  |  |  |  |  |  |  |  |
| Towel hook |  |  |  |  |  |  |  |  |  |  |  |
| Trim |  |  |  |  |  |  |  |  |  |  |  |
| Tub and shower |  |  |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |  |  |
| Window |  |  |  |  |  |  |  |  |  |  |  |
| Fixtures secure? Condition of tiles and calking? Leaks or water pressure issues? Mold? Drawers and cabinets working? |
| Notes: |  |  |  |
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|  |  |  |
| **Bedrooms** | **Bedroom 1** |   | **Bedroom 2** |   | **Bedroom 3** |
|  | **Good** | **OK** | **Bad** |   | **Good** | **OK** | **Bad** |   | **Good** | **OK** | **Bad** |
| Baseboards |  |  |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |  |  |
| Closet |  |  |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |  |  |
| Floors |  |  |  |  |  |  |  |  |  |  |  |
| Lights |  |  |  |  |  |  |  |  |  |  |  |
| Outlets and switches |  |  |  |  |  |  |  |  |  |  |  |
| Trim |  |  |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |  |  |
| Check ceilings for sloping and/or water damage. Are floors weak in places? Damaged windows or window screens? |   |
| Notes: |  |  |  |
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|  |  |  |
| **Dining Room** | **Good** | **OK** | **Bad** |  | **Living Room** | **Good** | **OK** | **Bad** |
| Baseboards |  |  |  |  | Baseboards |  |  |  |
| Ceiling |  |  |  |  | Ceiling |  |  |  |
| Floors |  |  |  |  | Ceiling fan |  |  |  |
| Lights |  |  |  |  | Doors |  |  |  |
| Outlets and switches |  |  |  |  | Floors |  |  |  |
| Trim |  |  |  |  | Lights |  |  |  |
| Walls |  |  |  |  | Outlets and switches |  |  |  |
| Windows |  |  |  |  | Trim |  |  |  |
| Wall damage? Sloping ceiling? Weak floors? |  |  | Walls |  |  |  |
| Notes: |  |  | Windows |  |  |  |
|  |  | Wall damage? Sloping ceiling? Weak floors? |  |
|  |  | Notes: |  |
|  |  |  |
|  |  |  |
| **Kitchen** | **Good** | **OK** | **Bad** |  |  |
| Baseboards |  |  |  |  |  |
| Cabinets and drawers |  |  |  |  | **Den** | **Good** | **OK** | **Bad** |
| Ceiling |  |  |  |  | Baseboards |  |  |  |
| Counter |  |  |  |  | Ceiling |  |  |  |
| Dishwasher |  |  |  |  | Ceiling fan |  |  |  |
| Floors |  |  |  |  | Doors |  |  |  |
| Garbage Disposal |  |  |  |  | Floors |  |  |  |
| GFCI outlet |  |  |  |  | Lights |  |  |  |
| Lights |  |  |  |  | Outlets and switches |  |  |  |
| Outlets and switches |  |  |  |  | Trim |  |  |  |
| Oven |  |  |  |  | Walls |  |  |  |
| Refrigerator |  |  |  |  | Windows |  |  |  |
| Sink |  |  |  |  | Wall damage? Sloping ceiling? Weak floors? |  |
| Smoke Detectors |  |  |  |  | Notes: |  |
| Stove |  |  |  |  |  |
| Trim |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Leaking sink or appliances? Cabinet & drawer condition? |  |  |
| Notes: |  |  |  |
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|  |  |  |
| **Attic** | **Good** | **OK** | **Bad** |  | **Hallways** | **Good** | **OK** | **Bad** |
| Insulation |  |  |  |  | Baseboards |  |  |  |
| Ladder |  |  |  |  | Ceiling |  |  |  |
| Ventilation |  |  |  |  | Closets |  |  |  |
| Leaks, water damage, mold? Sufficient insulation? |  | Floors |  |  |  |
| Notes: |  |  | Lights |  |  |  |
|  |  | Outlets and switches |  |  |  |
|  |  | Skylights |  |  |  |
|  |  | Trim |  |  |  |
|  |  | Walls |  |  |  |
| **Basement** | **Good** | **OK** | **Bad** |  | Wall damage? Sloping ceiling? Weak floors? |  |
| Baseboards |  |  |  |  | Notes: |  |
| Ceiling |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Floors |  |  |  |  |  |
| Foundation |  |  |  |  |  |
| Lights |  |  |  |  | **Stairs** | **Good** | **OK** | **Bad** |
| Outlets and switches |  |  |  |  | Floors |  |  |  |
| Stairs |  |  |  |  | Landing |  |  |  |
| Storage |  |  |  |  | Lights |  |  |  |
| Sump pump |  |  |  |  | Railing |  |  |  |
| Trim |  |  |  |  | Treads |  |  |  |
| Walls |  |  |  |  | Walls |  |  |  |
| Washer and dryer |  |  |  |  | Weak stairs? Railings available and secure? |  |
| Windows |  |  |  |  | Notes: |  |
| Damp, musty or moldy? Beam damage? Bugs? |   |  |  |
| Notes: |  |  |  |
|  |  |  |
|  |  |  |
|  |  | **Utilities** | **Good** | **OK** | **Bad** |
|  |  | Air conditioning |  |  |  |
| **Other** | **Good** | **OK** | **Bad** |  | Circuit breakers |  |  |  |
| Asbestos |  |  |  |  | Drainage |  |  |  |
| Odor |  |  |  |  | Furnace |  |  |  |
| Wood-eating insects |  |  |  |  | Hot water heater |  |  |  |
| Smoke and carbon monoxide detectors in place? |  |  | Main electrical panel |  |  |  |
| Notes: |  |  | Water pressure |  |  |  |
|  |  | Functioning properly? Are they new or old? |  |
|  |  | Notes: |  |
|  |  |  |