

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
Back Doors			
Deck, porch, patio			
Doorbell			
Driveway			
Front Doors			
Garage Doors			
Garbage receptacle			
House number			
Mailbox			
Outdoor lights			
Paint and trim			
Parking			
Recycling receptacle			
Sidewalks			
Siding (brick/stone/cement)			
Traffic noise			
Windows			

Are things loose, cracked, damaged, rotted, bug infested?

Notes:

Roof	Good	OK	Bad
Chimney			
Gutters and downspouts			
Soffits and fascia			

When was it replaced last? Are there encroaching trees?

Notes:

Garage	Good	OK	Bad
Ceiling			
Doors			
Floors			
Lights			
Storage			
Walls			
Windows			

Is the garage door opener operating properly?

Notes:

Yard	Good	OK	Bad
Drainage			
Fences and gates			
Retaining wall			
Shed			
Sprinklers			
Swimming pool			

Trees, shrubs and lawn dead, dying or bug infested?

Notes:

Fireplace	Good	OK	Bad
Blockages			
Carbon Monoxide Detector			
Mantle			
Soot			
Tiles			

Any buildup inside? Damage where connected to roof?

Notes:

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 caulking? Leaks or water pressure issues? Mold? Drawers and cabinets working?

Notes:

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:

Dining Room	Good	OK	Bad
Baseboards			
Ceiling			
Floors			
Lights			
Outlets and switches			
Trim			
Walls			
Windows			

Wall damage? Sloping ceiling? Weak floors?

Notes:

Living Room	Good	OK	Bad
Baseboards			
Ceiling			
Ceiling fan			
Doors			
Floors			
Lights			
Outlets and switches			
Trim			
Walls			
Windows			

Wall damage? Sloping ceiling? Weak floors?

Notes:

Kitchen	Good	OK	Bad
Baseboards			
Cabinets and drawers			
Ceiling			
Counter			
Dishwasher			
Floors			
Garbage Disposal			
GFCI outlet			
Lights			
Outlets and switches			
Oven			
Refrigerator			
Sink			
Smoke Detectors			
Stove			
Trim			
Walls			
Windows			

Leaking sink or appliances? Cabinet & drawer condition?

Notes:

Den	Good	OK	Bad
Baseboards			
Ceiling			
Ceiling fan			
Doors			
Floors			
Lights			
Outlets and switches			
Trim			
Walls			
Windows			

Wall damage? Sloping ceiling? Weak floors?

Notes:

Attic	Good	OK	Bad
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Hallways	Good	OK	Bad
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Insulation			
Ladder			
Ventilation			
Leaks, water damage, mold? Sufficient insulation?			

Notes:

Basement	Good	OK	Bad
Baseboards			
Ceiling			
Doors			
Floors			
Foundation			
Lights			
Outlets and switches			
Stairs			
Storage			
Sump pump			
Trim			
Walls			
Washer and dryer			
Windows			

Damp, musty or moldy? Beam damage? Bugs?

Notes:

Other	Good	OK	Bad
Asbestos			
Odor			
Wood-eating insects			

Smoke and carbon monoxide detectors in place?

Notes:

Baseboards			
Ceiling			
Closets			
Floors			
Lights			
Outlets and switches			
Skylights			
Trim			
Walls			

Wall damage? Sloping ceiling? Weak floors?

Notes:

Stairs	Good	OK	Bad
Floors			
Landing			
Lights			
Railing			
Treads			
Walls			

Weak stairs? Railings available and secure?

Notes:

Utilities	Good	OK	Bad
Air conditioning			
Circuit breakers			
Drainage			
Furnace			
Hot water heater			
Main electrical panel			
Water pressure			

Functioning properly? Are they new or old?

Notes:
