

Pre- Home Inspection Checklist

Print out this checklist and use it when home hunting or getting ready to sell. It will help you save time, money and help you make more informed decisions on a property before you get to the official inspection or if you're the buyer just run away and find another house.

Time and time again we find things during our inspections that are obviously wrong and can kill a deal leaving the clients having to start all over again finding another house and paying for yet another inspection. Sometimes they'll say "how did we miss that"!!

Use this checklist as a preliminary evaluation of all the important parts of the house beyond the location, layout, cosmetics.

Check off those items that are in good condition and make notes about those that are not. You may end up passing on that house or making a more concise offer.

This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection by an experienced practitioner. This list is representative, but NOT exhaustive.

It is always recommended that you hire a full qualified home inspection practitioner to inspect your home.

Grounds

- Proper grading drainage away from house
- No evidence of standing water
- No leaks from septic tank or leech field
- Yard, landscaping, trees and walkways in good condition
- No branches or bushes touching house or overhanging the roof
- Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rotted wood
- Railings on stairs and decks are installed, adequate and secure
- Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure for drainage
- Downspout drainage directed away from structure
- Ridge and fascia board lines appear straight and level
- Sides of house appear straight, not bowed or sagging
- Window and doorframes appear square
- Visible foundation in good condition - appears straight, plumb, with no significant cracks

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| Notes on grounds |
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Exterior Surfaces

- ___ Adequate clearance between ground and wood siding materials (6" minimum); no wood to earth contact.
- ___ Siding: no cracking, curling, loose, rot or decay
- ___ Masonry veneers: no cracks in joints, no broken, spalling or flaking components
- ___ Stucco: no large cracks (discuss all stucco cracks with a professional inspector)
- ___ Vinyl or aluminum siding: no dents, damage, no bowing or loose siding
- ___ No vines on surface of structure
- ___ Exterior paint or stain: no flaking or blisters
- ___ No stains on exterior surfaces, Windows, Doors and Wood Trim
- ___ Wood frames and trim pieces are secure, no cracks, rot or decay
- ___ No vermin entry points at foundation or roof eaves.
- ___ Joints around frames are flashed, drip capped and caulked
- ___ No broken glass (window or storm panes) or damaged screens, no broken window seals (fogging)
- ___ Muntin and mullion glazing compound in good condition
- ___ Storm windows or thermal glass used
- ___ Drip caps installed over windows

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| Notes on exterior |
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Roof

- ___ Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing
- ___ Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling
- ___ Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings
- ___ Flashing around roof penetrations
- ___ No evidence of excess roofing cement/tar/caulk
- ___ Soffits and fascia: no decay, no stains, open for ventilation.
- ___ Exterior venting for eave areas: vents are clean and not painted over
- ___ Gutters: no decay or rust, joints sealed, attached securely to structure, no

Bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits

___ Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition. No evidence of leaning away from structure

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| Notes on Roof |
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Attic

___ No stains on underside of roofing, especially around roof penetrations

___ No evidence of decay or damage to structure

___ Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)

___ Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational

___ No plumbing, exhaust or appliance vents terminating in attic

___ No open electrical splices

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| Notes on Attic |
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Interior Rooms

___ Floors, walls and ceilings appear straight and plumb and level

___ No sagging or rolling floors

___ No stains on floors, walls or ceilings

___ Flooring materials in good condition

___ No significant cracks in walls or ceilings

___ Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather stripping, "weep holes" installed

___ Interior doors operate easily and latch properly without binding, no damage or decay, no broken hardware

___ No window leaks at top and bottoms.

___ No soft or movable walls under the corners of windows

___ Paint, wall covering, and paneling in good condition

___ Wood trim installed well and in good condition

___ Lights and switches operate properly

- _____ Adequate number of three pronged electrical outlets in each room
- _____ Electrical outlets test properly (spot check with 3 prong tester)
- _____ Heating/cooling source in each habitable room
- _____ Evidence of adequate insulation in walls
- _____ Fireplace: no cracking or damaged masonry, no evidence of back drafting (staining on fireplace façade), damper operates properly, flue has been cleaned, flue is lined

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| Notes on Interior |
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Kitchen

- _____ Working exhaust fan that is vented to the exterior of the building
- _____ Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s).
- _____ Dishwasher: drains properly, no leaks, baskets, door spring operates properly
- _____ No leaks in pipes under sinks
- _____ Floor in cabinet under sink solid, no stains, mold or decay
- _____ Water flow in sink adequate
- _____ No excessive rust or deterioration on garbage disposal or waste pipes
- _____ Built in appliances operate properly
- _____ Cabinets in good condition: doors and drawers operate properly

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| Notes on Kitchen |
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Bathrooms

- _____ Working exhaust fan that doesn't terminate in the attic space
- _____ Adequate flow and pressure at all fixtures
- _____ Sink, tub and shower drain properly
- _____ Plumbing and cabinet floor under sink in good condition
- _____ If sink is metal, it shows no signs of rust, overflow drain doesn't leak
- _____ Toilet operates properly
- _____ Toilet stable, no rocking, no stains around base
- _____ Caulking in good condition inside and outside of the tub and shower area
- _____ Tub or shower tiles secure, wall surface solid
- _____ No stains or evidence of past leaking around base of bath or shower
- _____ Toilets tight on floor

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| Notes on Bathrooms |
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Miscellaneous

- ___ Smoke and carbon monoxide detectors where required by local ordinances
- ___ Stairway treads and risers solid
- ___ Stair handrails where needed and in good condition
- ___ Automatic garage door opener operates properly, stops properly for obstacles

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| Notes on Miscellaneous |
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Basement or Mechanical Room

- ___ No evidence of moisture
- ___ Exposed foundation; no stains no major cracks, no flaking, no efflorescence
- ___ Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts
- ___ Insulation at rim/band joists

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| Notes on basement or Mechanical room |
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Crawl Space

- ___ Adequately vented to exterior
- ___ Insulation on exposed water supply, waste and vent pipes
- ___ Insulation between crawl space and heated areas, installed with vapor barrier towards heated area
- ___ No evidence of insect damage
- ___ No evidence of moisture damage
- ___ No wetness or rot around water pipes
- ___ No evidence of prior flooding, silt cover vapor barrier, high water marks
- ___ No leaning or sinking piers

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| Notes on Crawlspace |
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Plumbing

- ___ Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system
- ___ Good pressure and flow with more than one faucet open and toilet flushed
- ___ Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house.
- ___ Water pump: does not short cycle
- ___ Galvanized pipes do not restrict water flow
- ___ Well water test is acceptable
- ___ Water heater size and age
- ___ Hot water temperature between 118-125 degrees Fahrenheit
- ___ Waste pipes: Galvanized steel, cast iron, PVC, ABS plastic
- ___ Supply pipes: Polybutylene (grey quest pipe), Copper, PEX, CPVC

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| Notes on Plumbing |
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Electrical

- ___ Visible wiring: in good condition, no "knob and tube" wiring, no exposed splices, cables secured and protected, No exposed Romex wiring
- ___ Service panel: adequate capacity, accessible location, all cables attached to panel with cable connectors; fuses or breakers are not overheating
- ___ Outlets grounded (three prong) or ungrounded (two prong)
- ___ Outlets not loose, worn, burned or painted over
- ___ No aluminum wiring for branch circuits
- ___ Lites and switches working
- ___ Does home contain GFCI and AFCI circuit protection?

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| Notes on Electrical |
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Heating/Cooling System

- _____ Appears to operate well throughout (good air flow on forced hot air systems)
- _____ Zone controls for multiple zoned houses such as 2 story.
- _____ Flues: no open seams, slopes up to chimney connection, double wall, securely fastened and supported with straps.
- _____ Furnace and AC equipment age, less than 10 years is best
- _____ No evidence of combustion spillage or scorching at furnaces
- _____ No rust around cooling unit
- _____ No combustion gas odor
- _____ Air filter(s) clean
- _____ Ductwork in good condition
- _____ No asbestos on heating pipes, water pipes or air ducts
- _____ Separate flues for gas/oil/propane and wood/coal

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| Notes on Heat and AC |
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