

Pre-Inspection Checklist: Complete Before Your Home Inspection

All items must be completed prior to your home inspection. Don't let a simple fix ruin your home value. Take action today - you'll be glad you did!

- Clean rain gutters and remove roof debris
- Trim back excessive foliage from the exterior siding (12 inches of clearance)
- Divert all water and eroding soil away from the house:
 - Check rain-gutter downspouts
 - Sump pump discharge locations
- Remove grade or mulch from contact with siding (Minimum 6 inch clearance)
- Verify clearance from siding to hardscape material such as asphalt, concrete, decking or pavers (Minimum 2 inch clearance)
- Move all wood debris, firewood and other items away from house
- Paint all weathered exterior wood
- Caulk around trim, chimneys, windows, doors, and all exterior wall penetrations
- Verify all windows, doors, locks and latches are in proper operating condition
- Replace cracked windowpanes
- Provide clear access to:
 - Attic and foundation crawl spaces
 - Heating/cooling systems
 - Water heaters
 - Electrical main and distribution panels
- Remove vehicles from the garage
- Clean out garage and basement interiors
- Clean or replace all furnace filters.
- Replace all burned out light bulbs
- Repair known electrical issues
- Label switches that do not have a clear purpose
- Verify smoke and CO detectors are installed and functioning.
- Make sure all of the plumbing fixtures are in spotless condition and proper working order (NO LEAKS):
 - Toilets
 - Bathtubs & Showers
 - Sinks
- Verify that all utilities are turned on (if home is vacant)

Note: This home inspection checklist is provided for information purposes only. A home inspection should be completed by a certified home inspector. While this checklist is designed to help you identify potential problems, it is by no means comprehensive. Each home is inherently different, as well as complex.

It should be noted that a home inspector will inspect and describe the home and its components. They will not make recommendations on how to fix the potential problems they discover. This checklist should help you identify potential problems a home inspector will be looking for. Good luck with your home purchase!

STRUCTURAL COMPONENTS

- Can you access under-floor crawl spaces and attic?
 - Are there any cracks or visible damage in the foundation?
 - Is the floor structure in good condition? Is there noticeable damage?
 - Are the walls straight? Are they bowed or sagging?
 - Are window and door frames square?
 - Is there damage to the ceiling structure?
 - Does the roof structure appear to be in good condition?
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EXTERIOR:

Siding, Flashing and Trim

- Wood exterior:
 - Are there signs of wood rot?
 - Are there signs of termite damage?
- Brick exterior:
 - Are the bricks and mortar in good condition?
- Aluminum exterior:
 - Are there dents or scratches?

Exterior doors and windows

- Are all doors and locks operational?
- Do windows and skylights have visible condensation or fogging?
- Are the windows properly sealed? Are there visible gaps around the windows?

Attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.

- Is the balcony pitched away from the house for proper drainage?
- Are the supporting beams in good condition, with no signs of rot or wear?
- Check the posts, railings, floor and steps.
- Do you see any signs of rot?
- Do you see any termite damage?
- Are the railings secure?
- Are the steps sturdy?
- Does the porch have its own foundation (not sitting on soil)?

Vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building

- Is there standing water in the yard?
- Is there water around the foundation?
- Does the yard slope away from the house?
- Is there 12 inches of clearance between the building and foliage?
- Is there a 6 inch clearance between grade and trim?
- Is there 2 inch clearance between hardscape and trim?
- Are tree roots affecting the foundation?
- Do the sprinklers work? (Not included in home inspection)
- Does the sprinkler have broken heads and malfunctioning valves?
- Are trees trimmed away from power, phone and cable lines?

Adjacent or entryway walkways, patios, and driveways

- Does the driveway slope away from the house or have a drain?
 - Are there large cracks in the driveway or walkway?
 - Is the driveway or walkway uneven or buckling?
 - Is the driveway or walkway crumbling around the edges?
 - Is the driveway stained?
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ROOFING

Roofing materials

- What is the style and pitch of the roof?
- What is the roof covering? How many layers?
- Are the shingles broken or missing?
- Are the shingles buckled?

Roof drainage systems

- Are the gutters and downspouts in good repair?
- Do you see pooling water?

Flashing

- Is the coping broken or missing?
- Is there proper flashing in place? Is it in good condition?

Skylights, chimneys, and roof penetrations

- Are there any roof penetrations? (i.e. chimney, skylights, plumbing vents, etc.)
 - If the roof has a sky-light, is it well-sealed?
 - Does the roof have ventilation?
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PLUMBING

Bathrooms

- Run the faucets. Do the drains empty slowly? Do they gurgle?
- Run the faucets. Is the water pressure too low?
- Does the toilet flush?
- Does the shower head work properly?
- Does the bathtub/shower drain properly?

Kitchen

- Run the faucets. Do the drains empty slowly? Do they gurgle?
- Run the faucets. Is the water pressure too low?

Water Heater

- Is the shut-off switch accessible?
 - Is the water heater vented (gas only)?
 - Will the capacity meet your needs?
 - How old is the water heater?
 - Has the water heater been serviced recently?
 - Where is the main water shut off valve located?
 - Where is the main fuel shut off valve located?
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HEATING

Heating System

- Is the heating system easily accessible?
- Can you locate the energy source?
- Does the central heating system work properly?
- Has it been serviced recently?
- Has the filter been replaced or cleaned recently?
- Is the ductwork in tact? Does it have signs of damage?

Chimney

- Is the mortar crumbling or pulling away from the chimney?
 - Does the chimney have a rain cap?
 - Do you see smoke staining around the exterior of the firebox?
 - Is there creosote buildup in the firebox?
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AIR CONDITIONING

- Is the cooling system easily accessible?
- Can you locate the energy source?
- Does the central cooling system work properly?
- Has it been serviced recently?
- Has the filter been replaced or cleaned recently?
- Is the ductwork in tact? Does it have signs of damage?

Electrical

- Is the fuse box or main panel easily accessible?
 - Is the main panel in good condition (no rust or damage)?
 - Are there enough outlets in each room to meet your needs?
 - Are there CFGI outlets in the kitchen and bathroom?
 - Can you locate the main power disconnect?
 - Are there overcurrent protection devices installed?
 - What is a representative number of installed lighting fixtures, switches, and receptacles?
 - What is the amperage and voltage rating of the service?
 - Where is the location of main disconnect(s) and sub panels?
 - Is there a solid conductor aluminum branch circuit wiring?
 - Are there smoke detectors?
 - What type of wiring methods are used throughout the home?
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INTERIOR

- Are there any water spots on ceilings, walls or floors?
- Is the drywall pulling away on the walls?
- Are the walls cracked?
- Do the floors feel spongy or weak?
- Do the floors slope in any of the rooms?
- What is a representative number of doors and windows?
- Do any of the interior doors bind?
- Do any of the interior windows bind?
- Do the windows and sills have signs of mold or mildew?
- Are the windows foggy or discolored (seal may be broken)?
- Are any of the windows or doors broken?
- Are the steps, stairways, and railings in good condition?

Garage

- Is the floor cracked or stained?
- Is the exterior in good repair?
- Does the garage door function well?
- If the garage is attached to the house, is it pulling away from the home?
- If the garage is attached to the house, has it settled the same as the house?

Kitchen

- Is there ventilation above the cooking appliances?
- Are there GFCI outlets?
- Do you see any signs of leaking under the sink?
- Do you see any signs of leaking around the refrigerator?
- Are the cabinets secured well to the wall?
- Does the dishwasher properly work? (Not included in home inspection)
- Are the countertops in good condition?
- What is a representative number of installed kitchen cabinets?

Bathrooms

- Put pressure on the floor by the toilet. Does it feel spongy?
- Are there loose tiles?
- Is the caulking around the tub or shower moldy or missing?
- Is the floor of the shower (shower pan) cracked or damaged?
- Are the electrical outlets in the bathroom GFCI outlets?
- Do you see water stains, sagging floors, or signs of mold?
- Does the bathroom have ventilation?

Other

- Do the washer and dryer properly work? (Not included in home inspection)
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INSULATION & VENTILATION

Attic

- Do you see signs of leaks or water damage in the attic?
- Is the attic well-ventilated (not damp)?
- Is the attic insulated?
- Are there mechanical ventilation systems?

Basement

- Does the basement smell damp or musty?
- Do you see signs of water leaks on the ceiling or floor?
- Do you see any signs of water seepage around the foundation?
- If beams are exposed, do you see any signs of termite damage?
- If beams are exposed, do you see any rotten wood?
- Do you see any cracks in the basement interior?
- Is there insulation and vapor retarders?

Crawl Space

- Is crawl space easily accessible?
- Is the crawl space damp?
- Is there insulation and vapor retarders?
- Is the crawl space well ventilated?
- Are there signs of rodents or insects?
- Do you see cracks in the foundation?
- Is the foundation crumbling?
- Is there moisture along the foundation?
- Do you see any termite damage to the wood?
- Do you see any signs of rotting wood?

END OF INSPECTION CHECKLIST

Add additional notes here: