



HOME INSPECTION CHECKLIST

The goal of a home inspection is to educate you, the buyer, on the status of the home's operation and condition to help make an educated decision when buying a home.

A HOME INSPECTOR'S REPORT COVERS:

- The condition of the home's heating and air system
 - Although, home inspectors are not certified HVAC technicians and will only note issues within the scope of their expertise. If you prefer an inspection from a licensed technician, please schedule this in accordance with the home inspection.
- Central air conditioning system (temperature permitting)
- Interior plumbing system at a primary level
- Electrical system at a primary level
- The roof, attic and visible insulation
- Walls, ceilings, floors, windows and doors – cosmetic imperfections are not typically noted, only issues affecting the structure, safety and function of the home
- The foundation, basement, and structural components at a basic level

TIPS FOR A HOME INSPECTION:

- A good home inspector is valuable.
- Ask your Realtor for recommendations.
 - [Click for Ryan's Helpful Contacts](#)
- Wait to come at the end of the inspection for a review. This ensures the inspector can do his or her job thoroughly without distractions.
- Ask questions that you may have.

- The home inspector will bring a camera, but make sure to ask them to photograph or video any potential issues that may arise.
 - Not all inspectors do this, but infrared and thermal cameras allow the inspector to look under floors and behind walls if they feel the need.
- Do your own pre-inspection before the inspector arrives.
- Note any possible issues (stains, discoloration, light switches, outlets, drainage issues, peeling paint, siding issues, etc.).
- Pay close attention to the roof.
 - Ask when it was last replaced, look for missing/curling shingles, look at chimneys, vents, flashing, or skylights, etc.
- Pay attention to cosmetic fixes.
 - New paint and floors are great, but make sure they are not a cover-up for past issues. If there is only part of the floor patched, for example, have the inspector take a closer look.
- Test GFCIs (Ground Fault Circuit Interrupter).
 - These outlets are incorporated in rooms where there may be moisture (kitchen, laundry room, and bathroom). The inspector will properly test these outlets.
- Check the attic.
 - The inspector should check for proper insulation, proper venting of bathroom fans, air leaks, roof leaks, etc.
- Test the plumbing.
 - Low water pressure or slow drains can be signs of plumbing issues. The inspector will check for any leaks and inspect the main shutoff points.

Tips for a Home Inspection cont'd

- Check the furnace and water heater.
 - A typical HVAC unit lasts 10-15 years, and a typical water heater lasts 6-13 years.
 - Find out age and last service completed. Many inspectors recommend the HVAC be serviced yearly. They should also check the furnace filter.
- Take a look at the basement (if there is one).
 - Is the basement unfinished? Check for cracks, water issues, and areas that need repair.
- Take a look at the crawl space.
- Don't be alarmed – many things may seem more serious than they are (water in the crawl space after a heavy rain, rodent droppings in the crawl space, etc.) The inspector will let you know when there is cause for concern and when you should further investigate something with a specific certified professional.

WHO ATTENDS THE INSPECTION:

My Errors and Omissions insurance prefers, if possible, I not attend the home inspection to avoid distractions to the inspector. As the purchaser, you are always welcome to attend the inspection. However, ask the inspector their preference, as some inspectors prefer to be alone to inspect and then meet with you once the inspection is complete for a full review. If the seller does require Realtor attendance, I will typically need to send a team member in my place or remain in my vehicle.

WHAT THEY MIGHT NOT INSPECT:

These items might **not** be included in your home inspection report. Please make sure to review any items of importance with your inspector to ensure they will be inspected or for a recommendation for a qualified party.

- Swimming pool, spa, tub
- Pest control
- Thorough foundation inspection
- Asbestos
- Radon gas
- Lead paint
- Toxic mold
- Indoor air quality
- Central vacuum system
- Venting equipment with appliances
- Lawn and fire sprinkler systems
- Alarm system, TV antenna, and satellite dishes
 - Sellers typically cancel service when they sell the home.
- Structures detached from the home
- Quality of well water
- Private septic system
- Cosmetic damages
 - Paint, wallpaper, scratches from pets, etc.
- Landscaping that does not touch or affect the structure
- Smoke
- Noisy floors – they may investigate this briefly in the crawl space, but on a slab there may not be anything they can do to find a cause.
- Outdoor landscape lighting
- Intercom system

HOME INSPECTION CHECKLIST

This home inspection checklist is for use by a prospective Buyer of the property during the showing of the home, or thereafter, at the election of the Buyer. This form is designed to provide the Buyer with basic information about the property and a location to place notes Buyer determines are important.

TO BE COMPLETED BY REALTOR

Property Address:			
Number of Bedrooms:	Baths:	Total Square Feet (Heating and Cooled):	
Age of House:	Asking Price:	Years Occupied by Seller:	
Reason for Selling:			
Number of Stories:	Wood Frame <input type="checkbox"/>	Brick Frame <input type="checkbox"/>	Wood and Brick <input type="checkbox"/>

TO BE COMPLETED BY BUYER

Near Work	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Street/Alleys Well Maintained	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Near Schools	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Traffic Volume	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Near Shopping	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Parks	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Near Expressways	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Neighbor's Lawn Well-Kept	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Near Public Transportation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	All Utilities Installed	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Near Doctor/Dentist	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Neighborhood Covenants & Restrictions	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Near Churches	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Near Train/Airport	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Garbage Collection	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Zoned Residential	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Street Lights	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Gated Subdivision	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Sidewalks	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prepaid Special Assessments	Yes <input type="checkbox"/>	No <input type="checkbox"/>

FOR USE BY BUYER

Entrance Doors:	<input type="checkbox"/> Ok	<input type="checkbox"/> Need Paint	<input type="checkbox"/> Water Damage	
Notes:				
Entrance Hall:	Walls:	<input type="checkbox"/> Paint	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Other
	Floor:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	Ceiling Notes:			
	Outlets:	<input type="checkbox"/> Cable	<input type="checkbox"/> Phone	
Notes:				
Kitchen:	Walls:	<input type="checkbox"/> Paint	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Other
	Floor:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	Ceiling Notes:			
	Outlets:	<input type="checkbox"/> Cable	<input type="checkbox"/> Phone	
Notes:				



Living Room:	Walls:	<input type="checkbox"/> Paint	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Other
	Floor:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	Ceiling Notes:			
	Outlets:	<input type="checkbox"/> Cable	<input type="checkbox"/> Phone	

Notes:

Dining Room:	Walls:	<input type="checkbox"/> Paint	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Other
	Floor:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	Ceiling Notes:			
	Outlets:	<input type="checkbox"/> Cable	<input type="checkbox"/> Phone	

Notes:

Primary Bed/Bath:	Walls:	<input type="checkbox"/> Paint	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Other
	Floor:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	Ceiling Notes:			
	Outlets:	<input type="checkbox"/> Cable	<input type="checkbox"/> Phone	

Notes:

Guest Bed/Bath:	Walls:	<input type="checkbox"/> Paint	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Other
	Floor:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	Ceiling Notes:			
	Outlets:	<input type="checkbox"/> Cable	<input type="checkbox"/> Phone	

Notes:

- 1.
- 2.
- 3.
- 4.

