**HOME INSPECTION CHECKLIST**

Always start by mentioning any of your own concerns.

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| **Interior Checklist Attic / Basement** | |  | **Water / Electricity** | |
| ☐ | Can you get to the attic easily? |  | ☐ | Is the shut-off switch on the water heater easy to access? |
| ☐ | Is the attic well ventilated? |  | ☐ | Will the size of the water heater suit your needs? |
| ☐ | Are there any signs of water damage in the attic? |  | ☐ | Is the fuse box/main panel easy to access? |
| ☐ | Does the basement smell damp or musty? |  | ☐ | Is the electrical up to code and good enough for this home? |
| ☐ | Are there any signs of water damage in the basement? |  | ☐ | Are there enough outlets in each room? |
| ☐ | Are there any cracks in the foundation? |  | ☐ | Do all of the electrical outlet’s work? |

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| **Bathroom** | |  | **Fireplace / HVAC** | |
| ☐ | Is the bathroom well ventilated? |  | ☐ | Is the mortar on the fireplace crumbling or lose? |
| ☐ | Is the caulking around the bathtub or shower moldy or missing? |  | ☐ | Do you see smoke stains around the exterior of the firebox? |
| ☐ | Is the tub or shower cracked? |  | ☐ | Is there any creosote buildup in the firebox? |
| ☐ | Run the faucets. How is the pressure? Do they drain properly? |  | ☐ | Do I need a heating, ventilation, and air conditioning (HVAC) inspection? |
| ☐ | Does the bathroom floor feel spongy and/or have any loose tiles? |  |

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| **Walls, Floors, Windows and Doors** | |  | **Kitchen** | |
| ☐ | Are there any water spots on ceilings, walls, or floors throughout the house? |  | ☐ | Is there ventilation above all cooking appliances in the kitchen? |
| ☐ | Are there any cracks in the walls? |  | ☐ | Are the kitchen cabinets secured to the wall? |
| ☐ | Do any of the floor’s slope? |  | ☐ | Run the faucet. How is the pressure? Does it drain properly? |
| ☐ | Is the drywall pulling away? |  | ☐ | Are there any signs of leaking under the kitchen sink or refrigerator? |
| ☐ | Are any of the doors or windows broken? |  | ☐ | Are the doors properly sealed? |

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| **Exterior Checklist** | |
| 🗹 | Is the balcony/deck built to code? |
| ☐ | Is the balcony/deck pitched away from the home for proper drainage? |
| ☐ | Are the railings/steps safe and secure? |
| ☐ | If the exterior is made of wood, are there any signs of rot or termite damage? |
| ☐ | If the exterior is made of brick, are the bricks and mortar in good condition? |
| ☐ | Is the mortar on the chimney crumbling or lose? |
| ☐ | Are any shingles on the roof broken, buckled, or missing? |
| ☐ | Are the gutters/drain spouts in good shape? |
| ☐ | Is the foundation solid? |
| ☐ | Are there any cracks in the foundation? |
| ☐ | Is there any water in the yard or around the foundation? |
| ☐ | Is the driveway/walkway cracked or uneven? |
| ☐ | Does the driveway/walkway drain properly? |

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| **General Questions** | |
|  | What are the common problems you find in homes from this era? |
| [Description] |
|  | (If you need repairs) Do you have any idea what this might cost? |
| [Description] |
|  | (If you need repairs) Can you recommend anyone who could do the work? |
| [Description] |
|  | If this was your house, what would you fix and when? |
| [Description] |
|  | May I call you if I have any follow-up questions? |
| [Description] |