

Home Inspection Checklist

Buying a home is an exciting time, but eager homebuyers should pay careful attention to the home inspection performed after an offer is accepted on a new house. This guide will explain what a professional inspector examines and what to do during a home inspection so you can create your own home inspection checklist PDF as a point of reference.

Ground

- ☐ Good drainage, including downspouts.
- ☐ Proper grading drainage away from the house.
- ☐ No standing water.
- ☐ Landscaping, driveway, and walkways are in good condition with no significant cracks.
- ☐ Trees are in good condition without overhanging or touching the roof.

Roof

- ☐ Shingles are not missing or damaged and show no curling or cupping.
- ☐ Gutters show no decay, staining, or rust and are securely attached with downspouts.

Structure

- ☐ Visible foundation in good condition - appears straight, and plumb, with no significant cracks
- ☐ Siding has no cracks, decay or curling.
- ☐ Exterior walls show no staining.
- ☐ Bricks show no damage or cracks in joints.
- ☐ Stucco shows no large cracks.

Basement

- ☐ No evidence of moisture.
- ☐ No evidence of water damage to above floor.
- ☐ No staining or major cracks in exposed foundation.
- ☐ Visible floor joists show no damage, decay or staining and appear straight.
- ☐ Sump pump operates properly.

Electrical

- ☐ Service panel has adequate capacity with cables attached properly.
- ☐ No knob-and-tube wiring.
- ☐ No aluminum cable for branch circuits.
- ☐ Cables are secured.
- ☐ Visible wiring is in good condition.