**HOME INSPECTION CHECKLIST**

**GENERAL**

Seller motivation

Time on market

History

Psychologically disturbed

**YEAR BUILT PROBLEMS**

|  |  |  |  |
| --- | --- | --- | --- |
| **1900 to 1940** | **1940 to 1960** | **1960 to 1980** | **1980 to Present** |
| Moisture  Broken gutters  Knob and tube wiring  Insulation  Balloon framing (no fire blocks)  Steel plumbing  No terra cotta chimney liner | Drafty steel and aluminum windows  Undersized electrical  Asbestos | Attic ventilation (moisture buildup)  Aluminum branch circuit wiring (fire and code issue)  Hardboard siding/compressed paper siding (sloughing) | Cathedral ceilings with no ceiling fan  Synthetic stucco (EIFS) – leaks badly  Fiberglass shingles |

**SELLING CHARACTERISTICS**

Location

Condition

Schools

Garage

Bedrooms

Bathrooms

**SURROUNDING ENVIRONMENT**

School district

Busy roads

Noise

Traffic

Zoning

Property lines

Neighbors

Sexual predators

Surrounding property values

Surrounding home sales

**EXTERIOR**

Tree health

Treated wood siding

Termites (mud tubes)

Driveway

Sprinkler system

Landscaping

Sloping yard for drainage

Exterior foundation inspection

Overhead wiring

Underground cables

Fencing

Termite holes drilled in exterior

Siding

Window type

Storm windows

Edging (caulk)

Carpenter ants (look for dust piles)

Trees growing near water main

**ROOFING**

Slate

Wood

Synthetic

Double shingles

Wood structure

Whitefish

Complexity of rooflines

Attic vents

Sewer vents

Gutters

Mismatched roofing (additions)

Flashing

Chimney and flue

Masonry cap on chimney

**GARAGE**

Electricity

Foundation

Termites

Roofing

**LEGAL**

Title

Warranties

**PLUMBING**

Lead

Copper

Steel

Tampering with sewer drain

Sewer backup

Sprinkler system

Backflow preventer

Sprinkler drainage system

Hot water heater

Washer

Dryer

Pipe locations away from exterior wall (freezing)

Water damage

Water main

Water softener

Functioning drains

Pressure

**FOUNDATION**

Concrete

Block

Cracking

Settling

Additions

Water damage

**ENVIRONMENTAL**

Mold

Asbestos (6x6 tiles, pipe insulation)

Radon (crawl spaces)

Carbon Monoxide

Insulation

**FLOORINIG**

Even flooring

Settling foundations

Carpet

Wood

Concrete

**HVAC**

HVAC vent riser (more vertical than horizontal)

Water heater vent riser (more vertical than horizontal)

HVAC and water heater drain

Supply

Return

**ELECTRICAL**

Size of panel (100,150,200)

Panel clearance area per building code

Three phase

Cable

Internet

Telephone

Aluminum wiring in paneling

GFCIs

Sealed junction boxes

**INTERIOR**

Drywall

Plaster and lath

Rodents

Smoke and carbon monoxide detectors