

120-point home inspection checklist

1. Exterior Inspection

Roofing:

1. **Inspect overall condition of shingles/tiles:**
 - Look for missing, damaged, or worn shingles/tiles.
 - Check for granule loss, curling, or cupping of shingles.
 - Ensure all roof materials are properly aligned and sealed.
2. **Check flashing around chimneys, vents, and skylights:**
 - Inspect for loose or damaged flashing.
 - Ensure flashing is sealed to prevent water entry.
 - Check for rust, corrosion, or gaps in flashing.
3. **Examine gutters and downspouts:**
 - Look for sagging, clogs, and leaks.
 - Check for proper attachment to the house.
 - Ensure downspouts discharge water away from the foundation.
4. **Inspect roof for overall structural integrity:**
 - Look for sagging rooflines that could indicate underlying structural issues.
 - Check for signs of roof leaks or water pooling.
5. **Check for moss or algae growth on the roof:**
 - Inspect for areas where moss, lichen, or algae might compromise the roof's integrity.
 - Check for black streaks caused by algae.

Siding & Exterior Walls:

6. **Inspect siding for damage and wear:**
 - Look for cracks, gaps, or warping in the siding.
 - Check for discoloration or fading that could indicate UV damage.
7. **Inspect caulking and sealing around windows and doors:**
 - Ensure caulking is intact and free of cracks.
 - Check for drafts or water intrusion around window and door frames.
8. **Examine exterior walls for signs of moisture intrusion:**
 - Look for peeling paint, bubbling, or mold.
 - Inspect masonry (brick, stone) for cracks or missing mortar.

9. ****Inspect wood trim and fascia for rot or damage:****
- Press wood surfaces to detect any soft spots or rot.
 - Ensure proper sealing and painting of wood surfaces.

**Foundation:**

10. ****Inspect foundation for cracks and settling:****
- Look for horizontal or vertical cracks that could indicate movement.
 - Check for signs of differential settling or foundation shifting.
11. ****Inspect for water pooling around the foundation:****
- Look for areas where water tends to collect near the foundation.
 - Check for signs of erosion or soil displacement.
12. ****Examine foundation vents for blockages:****
- Ensure vents are clear of debris, vegetation, or pests.
 - Check that vents are adequately ventilating crawl spaces or basements.

**Grading & Drainage:**

13. ****Inspect grading around the house:****
- Ensure the soil is sloped away from the foundation to prevent water intrusion.
 - Look for signs of soil erosion or pooling water.
14. ****Check downspout extensions:****
- Ensure downspouts extend at least 6 feet from the foundation.
 - Look for blockages or clogs in the extensions.

**Driveways, Walkways & Patios:**

15. ****Inspect driveway for cracks or uneven surfaces:****
- Look for trip hazards or areas of settling.
 - Check for oil stains or surface deterioration.
16. ****Inspect walkways for cracks and unevenness:****
- Look for lifting or sinking areas that could create tripping hazards.
17. ****Examine patios and decks for stability and damage:****
- Check for rot or warping of wooden decks.
 - Ensure railings are secure and in good condition.

2. Interior Inspection

Walls, Ceilings, and Floors:

18. **Inspect walls for cracks and unevenness:**

- Look for signs of structural movement, such as diagonal cracks around doorways and windows.
- Check for bulging or bowing walls.

19. **Check ceilings for stains or sagging:**

- Look for water stains that could indicate roof or plumbing leaks.
- Check for signs of sagging due to water damage or structural issues.

20. **Inspect flooring for cracks, gaps, or uneven surfaces:**

- Check for cracks in tile or grout, warping in wood floors, or uneven carpets.
- Test for squeaky floorboards or soft spots that could indicate subfloor issues.

Doors & Windows:

21. **Test all doors for proper operation:**

- Open and close all doors to ensure smooth operation.
- Check for sticking, dragging, or misalignment.

22. **Inspect door hardware and locks:**

- Test locks and knobs for secure operation.
- Check hinges for squeaks, rust, or looseness.

23. **Inspect window seals for drafts or fogging:**

- Check for air leaks around windows, especially in older homes.
- Look for condensation between double-paned windows, indicating seal failure.

24. **Test windows for smooth operation:**

- Open and close all windows to ensure proper function.
- Check latches and locks for security.

Attic Inspection:

25. **Inspect attic insulation:**

- Check for proper insulation coverage and depth.
- Look for gaps or areas where insulation is missing or compressed.

26. **Inspect attic ventilation:**

- Ensure that soffit, ridge, and gable vents are clear of debris and functioning properly.
- Check for signs of moisture buildup or poor airflow.

27. **Inspect roof structure from inside the attic:**

- Check for sagging rafters or trusses.
- Look for signs of water damage or leaks in the roof deck.

3. Plumbing Systems

Water Supply:

28. **Test all faucets for water pressure:**

- Check water flow at each faucet to ensure consistent pressure.
- Test hot and cold water at every fixture.

29. **Inspect pipes under sinks for leaks:**

- Check for drips, corrosion, or signs of moisture damage under all sinks.
- Look for worn or deteriorated seals.

30. **Test the main water shut-off valve:**

- Ensure that the main shut-off valve operates smoothly and is easily accessible.

31. **Check outside hose bibs (spigots):**

- Inspect for leaks or drips.
- Ensure proper insulation in colder climates to prevent freezing.

Drains & Sewage:

32. **Test all drains for proper flow:**

- Run water in sinks, showers, and tubs to check for slow drainage or blockages.
- Look for gurgling sounds or backflow, indicating sewer line issues.

33. **Inspect toilets for leaks and proper flush:**

- Check for leaks at the base of the toilet and under the tank.
- Test flush for smooth operation and proper water refill.

34. **Inspect for backflow or sewer odors:**

- Look for signs of backflow from floor drains, sinks, or tubs.
- Check for unpleasant odors indicating sewer gas leaks.

35. ****Inspect floor drains in basements or laundry areas:****
- Ensure drains are clear and working properly to prevent water buildup.

**Water Heater:**

36. ****Inspect water heater for rust or leaks:****
- Check the exterior for corrosion, rust spots, or moisture around the base.
 - Ensure proper venting for gas water heaters.

37. ****Test water temperature and pressure:****
- Check the thermostat settings to ensure proper heating.
 - Test the pressure relief valve for proper function.

**4. Electrical Systems**

**Outlets & Switches:**

38. ****Test a representative number of electrical outlets:****
- Use a tester to ensure proper grounding and functionality.
 - Check for loose or faulty outlets.

39. ****Inspect GFCI outlets:****
- Test all Ground Fault Circuit Interrupter outlets in kitchens, bathrooms, and outdoor areas to ensure proper operation.

40. ****Test light switches and dimmers:****
- Ensure all switches operate properly.
 - Check dimmer switches for smooth operation and no flickering.

**Electrical Panel:**

41. ****Inspect electrical panel for labeling and safety:****
- Ensure all circuits are clearly labeled.
 - Check for signs of overheating, arcing, or improper connections.

42. ****Test breakers for function:****
- Flip each breaker to ensure it trips and resets properly.

43. ****Inspect grounding and bonding of the electrical system:****
- Check that the electrical system is properly grounded to prevent electrical hazards.

5. HVAC Systems

Heating System:

44. **Test furnace or heating system operation:**

- Turn on the heating system to ensure proper function.
- Inspect for strange noises, odors, or inefficient heating.

45. **Inspect furnace filters:**

- Check for dirt, debris, and proper fit of the filter.
- Replace or clean filters as necessary.

46. **Inspect for proper venting of gas furnaces:**

- Ensure exhaust gases are venting correctly to the exterior.

Cooling System:

47. **Test air conditioner operation:**

- Ensure the AC is blowing cold air and that the system cycles properly.
- Inspect for refrigerant leaks or improper airflow.

48. **Inspect condenser unit:**

- Look for blockages, debris, or bent fins on the outdoor unit.
- Check that the condenser is level and secure.

49. **Check for proper airflow in all rooms:**

- Ensure that all vents are delivering adequate airflow for both heating and cooling.

Ductwork:

50. **Inspect ductwork for leaks or damage:**

- Check for visible gaps or

holes in ducts.

- Ensure ducts are properly insulated to prevent energy loss.

6. Kitchen Inspection

Appliances:

51. ****Test stove burners and oven for proper function:****

- Turn on each burner and the oven to ensure they heat properly.
- Inspect for gas leaks in gas stoves.

52. ****Test refrigerator and freezer:****

- Ensure both the fridge and freezer are cooling to the appropriate temperatures.
- Check for condensation or leaks around the appliance.

53. ****Inspect dishwasher for leaks and proper operation:****

- Run the dishwasher through a full cycle to check for leaks, proper drainage, and cleaning.

54. ****Test garbage disposal:****

- Ensure the disposal operates smoothly and without unusual noise.

**Cabinets & Countertops:**

55. ****Inspect kitchen cabinets for alignment and operation:****

- Open and close all cabinet doors and drawers to ensure proper function.
- Check for loose hinges or handles.

56. ****Inspect countertops for cracks, chips, or damage:****

- Look for water damage near the sink or signs of wear around high-use areas.

**7. Bathroom Inspection**

**Sinks, Tubs, and Showers:**

57. ****Test faucets and showerheads for water pressure:****

- Ensure consistent water pressure and proper temperature control.

58. ****Check for leaks around fixtures:****

- Inspect for dripping faucets or water pooling around fixtures.

59. ****Inspect shower/tub caulking and grout:****

- Look for cracks or gaps that could allow water intrusion behind the walls.

**Toilets:**

60. ****Inspect toilets for proper flush and leaks:****

- Test for smooth flushing without clogs or running water.
- Check for leaks at the base of the toilet.

****Ventilation:****

61. ****Test bathroom exhaust fans for proper airflow:****

- Ensure fans are venting moisture outside and are free of dust buildup.

****8. Foundation & Crawl Space****

****Foundation:****

62. ****Inspect foundation for cracks or movement:****

- Look for horizontal or vertical cracks in the foundation that may indicate structural issues.

63. ****Check for signs of water intrusion in the crawl space or basement:****

- Look for damp spots, mold, or standing water that could lead to rot or mold.

64. ****Inspect foundation piers for stability:****

- Ensure piers are level and not shifting or sinking.

****Crawl Space:****

65. ****Check for proper ventilation in the crawl space:****

- Ensure the crawl space has adequate airflow to prevent moisture buildup.

66. ****Inspect for signs of pest infestation:****

- Look for droppings, nests, or chewed wood that could indicate rodents or insects.

****9. Additional Systems & Features****

****Sprinkler System (if applicable):****

67. ****Test all sprinkler zones for proper operation:****

- Ensure each zone is functioning and delivering water to the intended areas.

68. ****Check for damaged or blocked sprinkler heads:****

- Inspect for leaks, clogs, or misaligned heads.

****Pest Control:****

69. ****Inspect for signs of termites or other pests:****

- Check for termite tubes, chewed wood, or insect droppings.
- Inspect attic and crawl spaces for signs of rodent or pest activity.

**10. Bonus Features (with Kitchen Sink Package)**

**Thermal Imaging Inspection:**

70. ****Use thermal imaging to detect hidden leaks or insulation gaps:****

- Scan walls, ceilings, and floors for cold spots or moisture that could indicate leaks.

71. ****Inspect for electrical hotspots:****

- Use thermal imaging to detect overloaded circuits or faulty wiring.

**Sewer Scope Inspection:**

72. ****Inspect sewer line for blockages or damage:****

- Use a camera to check for tree root intrusions, blockages, or breaks in the line.

**Pest Control Bonus (12 Months):**

73. ****Provide pest control treatments for common household pests:****

- Cover treatments for ants, roaches, spiders, and other pests.
