

Pre Home Inspection Checklist

The purpose of this checklist is to allow you to be made aware of all the parts a home inspector may look at during an actual inspection. It is not intended to replace an actual home inspection.

You can go through this checklist and see if there is anything you need to repair or update before having a licensed home inspector come out.

Grounds

- Adequate drainage away from home
- No evidence of standing water
- No leaks from septic tank
- Landscaping is maintained
- Walkways in good condition
- Any debris that could harbor pests

Foundation/Crawl Space

- Foundation is solid and uncracked
- No bowing or sagging
- If there's a crawl space
 - All beams, posts, and joists are in good condition
 - No visible leaks
 - No evidence water is collecting near foundation
 - No exposed water supply, waste, or vent pipes. (all protected by insulation)
 - No evidence of insect damage
 - No evidence of water damage
 - Insulation present between crawl space and heated areas

Exterior Walls

- Sides of home appear straight
- Windows and Doors appear squared
- No living growth on exterior walls - example ivy, moss, or other vines
- No mold or mildew on exterior

- Painted exterior walls are free from chippings, blistering, peeling
- If home has sided exterior walls.
 - No missing siding
 - No cracking, curling, or flaking of siding
- If home has brick/stone exterior walls
 - Mortar is not loose or disintegrating
 - No signs of brick falling off or crumbling
 - No cracking, holes, or gapping
- If home is wood sided
 - Exterior walls are dry, solid, and free from water stains
- If home has stucco exterior walls
 - No large cracks

Roof

- No sagging, leaning, or bowing of chimney (If present)
- Chimney Flashing is secure
- Roofing material is in good condition, no visible signs of weathering
- No loose or missing shingles
- Roof ridge is level, no evidence of sagging
- Fascia, eaves, soffits, brackets are intact and without cracking/peeling paint
- Eave vents are secure and not painted over

Gutters/Downspouts

- No rust or decay of gutters or downspouts
- No leaves or debris in gutters
- No bending or sagging of gutters
- No missing sections
- Drains water away from home
- Extensions and splashbacks used correctly to direct water

Windows

- No missing, damaged, or cracked glass
- No missing putty/caulking
- Windows are operational

Attic

- Adequate Ventilation
- No leaks or water stains
- Property Insulated
- No apparent decay or damage

Interior Rooms

- Floors, walls ceilings are level and straight
- No stains on walls, ceilings, or floors
- No cracking or damage to walls, ceilings, floors
- Doors operate correctly
- Electrical outlets in good working condition
- Lights and Switches operational
- Heating/Cooling source in all habitable rooms
- Fireplace in good condition
- Appliances in good working order
- Smoke detectors present in each room and in working condition
- Stair handrails present if stairs are
- Stairs are level and straight

Plumbing & Electrical

- Water heater is in good condition. No evidence of leaks or rust.
- No visible damage to pipes, no signs of stains or leaks near visible pipes
- Hot water temperate is between 118-125 degrees Fahrenheit
- Fuses and Breakers in good working condition
- Electrical panel is accessible
- No exposed wiring

Heating/Cooling Systems

- Operational with good airflow through habitable spaces
- No rust around cooling unit
- No gas odor from heating source
- Air filters are clean
- Ductwork is in good condition