



LowerMyBills

Ultimate Home Inspection Checklist

Item	Inspected?	Corrective Action	Date
Grounds			
Are attached driveways, garages, carports, patios, and walkways in good condition?	<input type="checkbox"/>		
Is there proper positive grading around the exterior of the house?	<input type="checkbox"/>		
Have the lawn and plants been well kept?	<input type="checkbox"/>		
Are all retaining walls in good condition?	<input type="checkbox"/>		
Roof			
Is the roof structure in good condition?	<input type="checkbox"/>		
Is the surface of the roof weathered?	<input type="checkbox"/>		
Are any shingles missing or damaged?	<input type="checkbox"/>		
Are there holes in the roof?	<input type="checkbox"/>		
Do the gutters drain properly?	<input type="checkbox"/>		
Is flashing — thin metal strips that redirect water — used where necessary?	<input type="checkbox"/>		
Are the eaves, fasciae, and soffits — all parts of the roof and its drainage system — intact?	<input type="checkbox"/>		
Are there cracks in the skylights?	<input type="checkbox"/>		
Are chimneys and roof penetrations in good condition?	<input type="checkbox"/>		
Exterior structure			
Is the framing in good condition?	<input type="checkbox"/>		
Is the siding fully attached and in good condition?	<input type="checkbox"/>		
Are all wall coverings, flashing, and trim in good condition?	<input type="checkbox"/>		
Are all attached exterior doors, balconies, decks, porches, railings, steps, and stoops intact, stable, and well maintained?	<input type="checkbox"/>		
Doors and windows			
Do all exterior and interior doors open and close fully and easily?	<input type="checkbox"/>		
Do the exterior doors close fully or is there space for a draft?	<input type="checkbox"/>		
Do the exterior doors and windows lock properly?	<input type="checkbox"/>		
Are the basement windows in good condition?	<input type="checkbox"/>		



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Basement			
Is the foundation in good condition?	<input type="checkbox"/>		
Is there sufficient ventilation and drainage?	<input type="checkbox"/>		
Is the sump pump functional?	<input type="checkbox"/>		
Is there evidence of moisture?	<input type="checkbox"/>		
Is there water damage?	<input type="checkbox"/>		
Crawl space			
Is there any damage to the subflooring?	<input type="checkbox"/>		
Is the ventilation and insulation sufficient?	<input type="checkbox"/>		
Is there any evidence of damage from water, insects, or pests?	<input type="checkbox"/>		
Attic			
Are there signs of structural damage?	<input type="checkbox"/>		
Is the ventilation and insulation sufficient?	<input type="checkbox"/>		
Are exhaust ducts, exhaust fan vents, end louvers, and electrical splices in good working condition?	<input type="checkbox"/>		
Electrical system			
What is the predominant branch circuit wiring method?	<input type="checkbox"/>		
What is the amperage rating of the service?	<input type="checkbox"/>		
Where are the main disconnects and subpanels?	<input type="checkbox"/>		
Where are the smoke and carbon monoxide alarms? Are there enough?	<input type="checkbox"/>		
Are the service entrance conductors, cables, and raceways in good shape?	<input type="checkbox"/>		
Are there exposed electrical splices?	<input type="checkbox"/>		
Are the installed lighting fixtures, receptacles, and switches working?	<input type="checkbox"/>		



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Bathrooms			
Are any bathroom fans working?	<input type="checkbox"/>		
Do the toilets flush completely?	<input type="checkbox"/>		
Are all faucets and showerheads working?	<input type="checkbox"/>		
Do all sinks, bathtubs, and showers drain fully?	<input type="checkbox"/>		
Is the shower and tub caulking in good condition?	<input type="checkbox"/>		
Plumbing			
Do all interior water systems work?	<input type="checkbox"/>		
Are all faucets and fixtures in working condition?	<input type="checkbox"/>		
Is there any evidence of leaks or dripping faucets?	<input type="checkbox"/>		
Does the water heating equipment work?	<input type="checkbox"/>		
Is the hot water supply adequate?	<input type="checkbox"/>		
Is the water pressure sufficient?	<input type="checkbox"/>		
Where is the water shut-off valve?	<input type="checkbox"/>		
Are the interior drains working?	<input type="checkbox"/>		
Are all vents clear and functional?	<input type="checkbox"/>		
Are the sewage ejectors, sump pumps, and related pipes in good condition?	<input type="checkbox"/>		
Are all interior water supply, drain, vent, and waste piping materials in good condition?	<input type="checkbox"/>		
Are the fuel storage and distribution systems working?	<input type="checkbox"/>		
Where is the fuel shut-off valve?	<input type="checkbox"/>		



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Cooling and heating systems			
Is there central air conditioning? Does it work?	<input type="checkbox"/>		
How is the cooling system powered?	<input type="checkbox"/>		
Is there heating equipment installed? Does it operate properly?	<input type="checkbox"/>		
How is the heating system powered?	<input type="checkbox"/>		
Is the thermostat in good working condition?	<input type="checkbox"/>		
Are the vents in good working condition, and is there sufficient ventilation?	<input type="checkbox"/>		
Are the air filters clean?	<input type="checkbox"/>		
Where are the access panels?	<input type="checkbox"/>		
Kitchen			
Are the kitchen exhaust systems working?	<input type="checkbox"/>		
Are the countertops and cabinets in good condition?	<input type="checkbox"/>		
Are all installed appliances working? This may include:	<input type="checkbox"/>		
Ovens	<input type="checkbox"/>		
Ranges	<input type="checkbox"/>		
Dishwashers	<input type="checkbox"/>		
Microwave ovens	<input type="checkbox"/>		
Garbage disposer	<input type="checkbox"/>		
Are the faucets and sprayers working?	<input type="checkbox"/>		
Do all sinks drain fully?	<input type="checkbox"/>		
Where is the water shut-off valve, and is it working?	<input type="checkbox"/>		

