Obsessed Inspections Home Inspection Checklist

Use a checklist like this to make sure that you are looking at all parts of the house. Check off those items that are in good condition and make notes about those that are not. (Note that this list describes an ideal house, but in our experience no house is perfect – not even brand new ones!!)

Please Note:
This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but NOT exhaustive. If you require a home inspection, contact Obsessed Inspection or another qualified, educated, licensed, experienced certified home inspector in your area.

Grounds

_____ Proper grading drainage away from house
_____ No evidence of standing water
_____ No leaks from septic tank or leech field
_____ Yard, landscaping, trees and walkways in good condition
_____ No branches or bushes touching house or overhanging the roof
_____ Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rotted wood
_____ Railings on stairs and decks are adequate and secure
_____ Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure
_____ Downspout drainage directed away from structure

Structure

_____ Ridge and fascia board lines appear straight and level
_____ Sides of house appear straight, not bowed or sagging
_____ Window and doorframes appear square (especially bowed windows)
____ Visible foundation in good condition - appears straight, plumb, with no significant cracks

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**Exterior Surfaces**

____ Adequate clearance between ground and wood siding materials (6” minimum); no wood-to-earth contact

____ Siding: no cracking, curling, loose, rot or decay

____ Masonry veneers: no cracks in joints, no broken, spalling or flaking components

____ Stucco: no large cracks (discuss all stucco cracks with a professional inspector)

____ Vinyl or aluminum siding: no dents, damage, no bowing or loose siding

____ No vines on surface of structure

____ Exterior paint or stain: no flaking or blisters

____ No stains on exterior surfaces

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**Windows, Doors and Wood Trim**

____ Wood frames and trim pieces are secure, no cracks, rot or decay

____ Joints around frames are caulked

____ No broken glass (window or storm panes) or damaged screens, no broken double-paned, insulated window seals.

____ Muntin and mullion glazing compound in good condition

____ Storm windows or thermal glass used

____ Drip caps installed over windows

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Roof

___ Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing

___ Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling

___ Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings

___ Flashing around roof penetrations

___ No evidence of excess roofing cement/tar/caulk

___ Soffits and fascia: no decay, no stains

___ Exterior venting for eave areas: vents are clean and not painted over

___ Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits

___ Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition

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Attic

___ No stains on underside of roofing, especially around roof penetrations

___ No evidence of decay or damage to structure

___ Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)

___ Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational

___ No plumbing, exhaust or appliance vents terminating in attic

___ No open electrical splices

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**Interior Rooms**

___ Floors, walls and ceilings appear straight and plumb and level
___ No stains on floors, walls or ceilings
___ Flooring materials in good condition
___ No significant cracks in walls or ceilings
___ Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather-stripping, "weep holes" installed
___ Interior doors operate easily and latch properly, no damage or decay, no broken hardware
___ Paint, wall covering, and paneling in good condition
___ Wood trim installed well and in good condition
___ Lights and switches operate properly
___ Adequate number of three pronged electrical outlets in each room
___ Electrical outlets test properly (spot check)
___ Heating/cooling source in each habitable room
___ Evidence of adequate insulation in walls
___ Fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace façade), damper operates properly, flue has been cleaned, flue is lined

**Kitchen**

___ Working exhaust fan that is vented to the exterior of the building
___ Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)
___ Dishwasher: drains properly, no leaks, baskets, door spring operates properly
No leaks in pipes under sinks
Floor in cabinet under sink solid, no stains or decay
Water flow in sink adequate
No excessive rust or deterioration on garbage disposal or waste pipes
Built-in appliances operate properly
Cabinets in good condition: doors and drawers operate properly

Bathrooms

Working exhaust fan that doesn't terminate in the attic space
Adequate flow and pressure at all fixtures
Sink, tub and shower drain properly
Plumbing and cabinet floor under sink in good condition
If sink is metal, it shows no signs of rust, overflow drain doesn't leak
Toilet operates properly
Toilet stable, no rocking, no stains around base
Caulking in good condition inside and outside of the tub and shower area
Tub or shower tiles secure, wall surface solid
No stains or evidence of past leaking around base of bath or shower

Miscellaneous

Smoke and carbon monoxide detectors where required by local ordinances
Stairway treads and risers solid
Stair handrails where needed and in good condition
Automatic garage door opener operates properly, stops properly for obstacles

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**Basement or Mechanical Room**

- No evidence of moisture
- Exposed foundation; no stains no major cracks, no flaking, no efflorescence
- Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts
- Insulation at rim/band joists

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**Crawl Space**

- Adequately vented to exterior
- Insulation on exposed water supply, waste and vent pipes
- Insulation between crawl space and heated areas, installed with vapor barrier towards heated area
- No evidence of insect damage
- No evidence of moisture damage

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**Plumbing**

- Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system
- Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house.
- Water pump: does not short cycle
- Galvanized pipes do not restrict water flow
- Well water test is acceptable
HOME INSPECTION CHECKLIST

___ Hot water temperature between 118 - 125 degrees Fahrenheit

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**Electrical**

___ Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected

___ Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating

___ No aluminum cable for branch circuits

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**Heating/Cooling System**

___ Appears to operate well throughout (good air flow on forced hot air systems)

___ Flues: no open seams, slopes up to chimney connection

___ No rust around cooling unit

___ No combustion gas odor

___ Air filter(s) clean

___ Ductwork in good condition

___ No asbestos on heating pipes, water pipes or air ducts

___ Separate flues for gas/oil/propane and wood/coal