

The ultimate home inspection checklist for buyers

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Kitchen	<ul style="list-style-type: none">Counter tops in good conditionSinks in good conditionPipes under sink in good conditionFloor under sink in good conditionWater flow working properlyWater pressure working properlyBuilt-in appliances operate properlyCabinets doors and drawers in good conditionGarbage disposal or waste pipes working properly
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Floors, walls and ceilings	<ul style="list-style-type: none">Straight and levelStains on floors, walls or ceilingsWater damagePaint and paneling in good conditionFlooring in good conditionSignificant cracksLights and switches operate properlyAdequate number of electrical outletsElectrical outlets test properlyAdequate insulation in walls
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Bathrooms	<p>Adequate flow and pressure at all fixtures</p> <p>Hot and cold water are working</p> <p>Water heater working</p> <p>Sink, tub and shower drain properly</p> <p>Plumbing and cabinet floor under sink in good condition</p> <p>Toilet operates properly, no blockages</p> <p>Toilet stable, no rocking, no stains around base</p> <p>Caulking in good condition: tub and shower area</p> <p>Tiles secure, wall surface solid</p> <p>No stains or evidence of past leaking</p>
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Windows and doors	<p>Open and close correctly</p> <p>Frames are secure, no cracks, rot or decay</p> <p>No broken glass, damaged screens or seals</p> <p>Latches are solid and in good condition</p> <p>Glazing compound in good condition</p>
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Plumbing and heating	<p>Heaters operate well throughout</p> <p>Electrical panels in good condition</p> <p>Visible wiring: in good condition, no exposed splices</p> <p>Visible pipes: no damage, no evidence of leaks</p> <p>Drain pipes slope slightly down towards outlet</p> <p>Water heater: sized to produce adequate hot water</p> <p>Water heater: no signs of rust</p>
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Basement	<p>Foundation cracks and/or stains</p> <p>Water leaking into the basement</p> <p>Wooden beams/support: decay or wear and tear</p>
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The attic	<p>Water damage</p> <p>Proper insulation and ventilation</p> <p>Wooden beams/support: decay or wear and tear</p>
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Exterior of house	<p>Structure and walls in good condition</p> <p>Exterior paint or stain: no flaking or blisters</p> <p>Driveway in good condition</p> <p>Roof in good condition</p> <p>Gutters in good condition, attached securely</p> <p>Garage door in good condition (if applicable)</p> <p>Garden neat and tidy, no encroaching trees</p>
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NOTE:

THIS CHECKLIST IS FOR PERSONAL USE ONLY AND SHOULD NOT BE USED IN PLACE OF AN OFFICIAL HOME INSPECTION.
CONTACT A CERTIFIED HOME INSPECTOR FOR AN OFFICIAL INSPECTION.

