

TOTAL HOME INSPECTION CHECKLIST



Interior Rooms

- floors, walls, and ceilings appear straight and level
- no stains on floors, walls, or ceilings
- flooring materials in good condition
- no significant cracks in wall or ceilings
- windows and exterior doors operate easily, latch properly, and have weather-stripping and weep holes
- interior doors operate easily and latch properly, no damage or decay, and 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 eac habitable room
- evidence of adequate insulation in walls
- fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace facade), damper operates properly, flue has been cleans, 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 six 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 of deterioration on garbage disposal or waste pipes
- built-in appliances operate properly
- cabinets in good condition: doors and drawers operate properly

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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 skin are 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

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, sills attached to foundation with anchor bolts
- insulation at rim/band joists

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; fuses or breakers are not overheating
- no aluminum cable for branch circuits

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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

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/sweage 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
- hot water temperature between 118-125 degrees fahrenheit

Heating/Cooling System

- appears to operate well throughout (good air flow on forced hot air systems)
- flues: no open seams, slope up to chimney connection
- no rust around cooling unit
- no combustion gas odor
- air filter(s) clean
- no asbestos on heating pipes, water pipes, or air ducts
- separate flues for gas/oil/propane and wood/coal