

Inspection Checklist

Major Systems

- Heating
- Air conditioning
- Electrical service
- Ducting
- Plumbing
- Drain/waste vent
- Sump pit
- Water heater
- Venting
- Fireplace

Exterior

- Driveway
- Walks
- Fences/gates
- Siding
- Trim
- Gutters/downspouts
- Sprinklers
- Housebibs
- Exterior doors
- Bell/chime
- Chimney
- Lot grade drainage
- Gas meter
- Foundation
- Roof

Patio

- Cover
- Enclosure
- Deck/slab
- Stairs
- Railing

Garage

- Exterior
- Roof
- Slab
- Garage door
- Garage door hardware
- Door opener
- Windows/screens
- Access door
- Fire door
- Fire wall
- Walls

All Rooms

- Floor
- Walls
- Ceiling
- Windows/screens
- Electrical
- Closets
- Heat supply/fireplaces

Basement

- Access
- Stairs
- Joists
- Water drains
- Rodents
- Foundation/slab
- Support posts
- Ventilation
- Water pipes/meter
- Gas pipes

Attic

- Insulation
- Ventilation
- Roof boards
- Rafters or trusses
- Rodents

Laundry Area

- Cabinets
- Exhaust fan
- Laundry tub
- Washer hookup
- Dryer hookup
- Water pressure
- Gas piping
- Electrical

Bathroom(s)

- Exhaust fan
- Heating
- Tub and enclosure
- Water pressure
- Electrical
- Tub faucet
- Shower and surround
- Shower door
- Shower faucet
- Sink and faucet
- Traps/drains
- Toilet
- Counter/cabinets

Kitchen

- Cabinets
- Countertops
- Sinks/faucets
- Traps/drains
- Disposal
- Dishwasher
- Stove/cooktop
- Oven hood/fan
- Microwave
- Water pressure
- Electrical

Some large inspection companies also offer environmental inspections. They can check for radon, asbestos, formaldehyde, lead paint, lead plumbing, underground storage tanks, and energy efficiency. These inspections are costly; however, it could keep you from buying a house that will cost you far more in repairs or health concerns down the road.