

Home Inspection Checklist

A borrower-friendly guide for following along, taking notes, and asking questions.

Property address: _____ **Date:** _____

Inspector: _____ **Weather / recent rain:** _____

Use this to note questions and observations. Follow the inspector's guidance and ask which areas are included or inaccessible.

Outside & structure

- ☐ Roof condition and visible wear
- ☐ Gutters, downspouts, drainage away from home
- ☐ Visible foundation cracks or movement
- ☐ Siding, trim, paint, or wood damage
- ☐ Decks, steps, porches, and railings
- ☐ Walkways, driveways, retaining walls
- ☐ Tree limbs near roof or structure
- ☐ Garage door and visible condition

Interior & rooms

- ☐ Cracks, stains, or uneven areas on walls/ceilings
- ☐ Floors feel uneven or show damage
- ☐ Doors and windows open, close, and latch
- ☐ Fogging or condensation between window panes
- ☐ Musty odors or visible moisture stains
- ☐ Handrails, stairs, and guardrails
- ☐ Kitchen and bathroom ventilation
- ☐ Storage and access to key areas

Kitchen & bathrooms

- ☐ Faucets run; sinks, tubs, and showers drain
- ☐ Look below sinks for visible leaks or stains
- ☐ Toilets flush and appear secure
- ☐ Caulk and grout around wet areas
- ☐ Cabinets show signs of swelling or water damage
- ☐ Ask which built-in appliances are included
- ☐ Range hood or bathroom fan operation
- ☐ Ask about water pressure and hot water

Basement, attic & moisture

- ☐ Visible signs of leaks or water intrusion
- ☐ Water stains, damp areas, or musty smell
- ☐ Visible foundation or masonry conditions
- ☐ Visible insulation and ventilation
- ☐ Signs of pests or wood damage
- ☐ Ask which areas were inaccessible

What would you like the inspector to explain?

Systems, Questions & Follow-up

Use the inspector's report and explanations to decide what needs a closer look.

Property address: _____

Inspection date: _____

Systems to review with the inspector

- ☐ Heating and cooling operation, age, service history
- ☐ Electrical panel and visible electrical concerns
- ☐ Plumbing and visible supply/drain lines
- ☐ Water heater condition, age, and safety
- ☐ Roof and attic access, if accessible
- ☐ Basement or crawlspace moisture and drainage
- ☐ Installed appliances included in scope
- ☐ Safety devices and visible trip/fall concerns
- ☐ Any unusual sounds, odors, or operating issues

Questions for the inspector

- ☐ Which findings need prompt attention?
- ☐ What repairs or maintenance do you recommend?
- ☐ Are specialist evaluations recommended?
- ☐ Was anything inaccessible or outside scope?
- ☐ What should I monitor over the next few years?
- ☐ Can you show me where the report explains this?

After the inspection

- ☐ Review the full written report
- ☐ List recommended repairs and maintenance
- ☐ Request specialist opinions or estimates if needed
- ☐ Discuss contract steps and deadlines with my real estate agent

Follow-up evaluations, estimates, or next steps

My biggest questions or concerns

Inspection scope varies. This checklist is for note-taking and does not replace the inspector's assessment or written report.