Home inspection, room by room

Checklist

A whole-house walk for an owner, a buyer or a manager: outside, roof, garage, every room, attic, basement and the systems, each with a dated photo.

56 items in 13 areas. Tick one rating per item; write what you see, and number any photo you take next to the item it belongs to.

PROPERTY _____ INSPECTED BY _____ DATE _____

Scale: ☐ **Good** ☐ **Fair** ☐ **Poor** ☐ **N/A** · Fair and Poor items become work orders in the app

EXTERIOR

Siding, trim & exterior paint		☐ Good	☐ Fair	☐ Poor	☐ N/A
Foundation walls: cracks and settling		☐ Good	☐ Fair	☐ Poor	☐ N/A
Grading slopes away from the house		☐ Good	☐ Fair	☐ Poor	☐ N/A
Driveway, walkways & steps		☐ Good	☐ Fair	☐ Poor	☐ N/A
Porch, deck & railings		☐ Good	☐ Fair	☐ Poor	☐ N/A
Exterior doors: locks, seals and thresholds		☐ Good	☐ Fair	☐ Poor	☐ N/A
Windows from outside: glass, frames and caulk		☐ Good	☐ Fair	☐ Poor	☐ N/A
Fences & gates		☐ Good	☐ Fair	☐ Poor	☐ N/A

ROOF

Shingles or roof covering, from the ground		☐ Good	☐ Fair	☐ Poor	☐ N/A
Flashing at chimney, vents and valleys		☐ Good	☐ Fair	☐ Poor	☐ N/A
Gutters & downspouts attached and clear		☐ Good	☐ Fair	☐ Poor	☐ N/A
Chimney cap, crown and brickwork		☐ Good	☐ Fair	☐ Poor	☐ N/A

GARAGE

Garage door, opener and auto-reverse		☐ Good	☐ Fair	☐ Poor	☐ N/A

Garage floor, walls and door to the house		☐ Good	☐ Fair	☐ Poor	☐ N/A

KITCHEN

Sink, faucet & under-sink plumbing		☐ Good	☐ Fair	☐ Poor	☐ N/A
Countertops & cabinets		☐ Good	☐ Fair	☐ Poor	☐ N/A
Range, oven & vent hood		☐ Good	☐ Fair	☐ Poor	☐ N/A
Refrigerator & dishwasher run		☐ Good	☐ Fair	☐ Poor	☐ N/A
Kitchen outlets near water are GFCI		☐ Good	☐ Fair	☐ Poor	☐ N/A

BATHROOMS

Toilet: secure, flushes, no leak at the base		☐ Good	☐ Fair	☐ Poor	☐ N/A
Tub & shower: caulk, tile and drain		☐ Good	☐ Fair	☐ Poor	☐ N/A
Bathroom sink, faucet and drain		☐ Good	☐ Fair	☐ Poor	☐ N/A
Exhaust fan runs and vents outside		☐ Good	☐ Fair	☐ Poor	☐ N/A
Water pressure and hot water at each fixture		☐ Good	☐ Fair	☐ Poor	☐ N/A

LIVING AREAS

Walls & ceilings: stains and cracks		☐ Good	☐ Fair	☐ Poor	☐ N/A
Floors: level, damage and squeaks		☐ Good	☐ Fair	☐ Poor	☐ N/A
Windows open, close and lock		☐ Good	☐ Fair	☐ Poor	☐ N/A
Interior doors latch		☐ Good	☐ Fair	☐ Poor	☐ N/A
Stairs, handrails & guards		☐ Good	☐ Fair	☐ Poor	☐ N/A
Fireplace, damper & hearth		☐ Good	☐ Fair	☐ Poor	☐ N/A

BEDROOMS

Bedroom walls, ceilings & floors		☐ Good	☐ Fair	☐ Poor	☐ N/A

Bedroom windows open for escape		☐ Good	☐ Fair	☐ Poor	☐ N/A
Closets: doors, shelves and signs of moisture		☐ Good	☐ Fair	☐ Poor	☐ N/A

ATTIC

Insulation depth and coverage		☐ Good	☐ Fair	☐ Poor	☐ N/A
Roof sheathing: stains or daylight		☐ Good	☐ Fair	☐ Poor	☐ N/A
Attic ventilation clear		☐ Good	☐ Fair	☐ Poor	☐ N/A

BASEMENT & FOUNDATION

Water stains, damp or efflorescence		☐ Good	☐ Fair	☐ Poor	☐ N/A
Floor & wall cracks		☐ Good	☐ Fair	☐ Poor	☐ N/A
Sump pump runs		☐ Good	☐ Fair	☐ Poor	☐ N/A
Posts, beams & visible joists		☐ Good	☐ Fair	☐ Poor	☐ N/A

PLUMBING

Main water shutoff found and turns		☐ Good	☐ Fair	☐ Poor	☐ N/A
Water heater: age, leaks and relief valve pipe		☐ Good	☐ Fair	☐ Poor	☐ N/A
Visible supply & drain lines: leaks and corrosion		☐ Good	☐ Fair	☐ Poor	☐ N/A
Laundry hookups & dryer vent		☐ Good	☐ Fair	☐ Poor	☐ N/A

ELECTRICAL

Main panel: labeled, no scorch marks		☐ Good	☐ Fair	☐ Poor	☐ N/A
Outlets tested, cover plates on		☐ Good	☐ Fair	☐ Poor	☐ N/A
Lights & switches work		☐ Good	☐ Fair	☐ Poor	☐ N/A
Exterior and garage outlets are GFCI		☐ Good	☐ Fair	☐ Poor	☐ N/A

HEATING & COOLING

Furnace or heat pump runs; filter clean		☐ Good	☐ Fair	☐ Poor	☐ N/A
Air conditioning cools		☐ Good	☐ Fair	☐ Poor	☐ N/A
Thermostat responds		☐ Good	☐ Fair	☐ Poor	☐ N/A
Vents & returns open in every room		☐ Good	☐ Fair	☐ Poor	☐ N/A

SAFETY

Smoke alarms on every level and in bedrooms		☐ Good	☐ Fair	☐ Poor	☐ N/A
Carbon monoxide alarms near sleeping areas		☐ Good	☐ Fair	☐ Poor	☐ N/A
Fire extinguisher in the kitchen		☐ Good	☐ Fair	☐ Poor	☐ N/A
Signs of pests or rodents		☐ Good	☐ Fair	☐ Poor	☐ N/A

SUMMARY AND ACTION ITEMS

SIGNATURES

Inspector _____ Resident / client _____ Date _____