



# HOME-INSPECTION CHECKLIST

We know purchasing a home can be stressful especially when there are many things to watch out for. Use this checklist as a guide to perform your own inspection before you make an offer.

## INTERIOR

ITEM	GOOD	FAIR	POOR	WATER DAMAGE
Attic / Crawl Space (damage, no insulation)				
Basement (large foundation crack, water stains, mold)				
Ceilings (cracks, stains, sagging)				
Walls (bulging, cracks, stains)				
Floors (squeak, spongy, stains, unlevel)				
Doors (open, close, lock)				
Windows (lock, open/close, screens, storm windows)				

Test every faucet, is there good water pressure?	Y or N
Let the water run for a few minutes, does the water drain quickly?	Y or N
Flush all of the toilets, do they work properly?	Y or N
Test all of the appliances, do they work properly?	Y or N
Test every light switch, do they work properly?	Y or N
Check behind furniture or stacks of boxes, is there any damage?	Y or N
Throughout the house do you smell dampness, mold, or other odors?	Y or N
Are there signs of insect or rodent infestation?	Y or N

# EXTERIOR

ITEM	GOOD	FAIR	POOR	WATER DAMAGE
Roof (damage, missing shingles, sagging)				
Gutters (clogged, leaking, rusted)				
Foundation (cracks, crumbling, gaps)				
Retaining Walls (cracks, crumbling, shifting)				
Exterior Wall (cracks, peeling paint, visible damage)				
Trim (rotting, rusted)				
Driveway (cracks, not level)				
Sidewalks (cracks, not level)				
Deck / Porch (rotting, sagging)				
Yard (overgrown grass, plants, or trees)				
Fence (bent, rotting, sagging)				

Check around the outside of the house, does the ground slope away from the house? Y or N

Let the water run for a few minutes, does the water drain quickly? Y or N

Flush all of the toilets, do they work properly? Y or N

# MAJOR SYSTEMS & APPLIANCES

ITEM	AVG. COST	AVG. LIFE	CURRENT AGE
Roof	\$5,000 - \$10,000	15 - 25 years	
Exterior Paint / Siding	\$2,000 - \$10,000	4 - 10 years	
Central Air Conditioning	\$2,000 - \$4,500	5 - 15 years	
Furnace	\$1,500 - \$4,000	15 - 20 years	
Septic System	\$6,000 - \$20,000	15 - 25 years	
Water Heater	\$400 - \$800	10 - 15 years	
Dishwasher	\$400 - \$600	5 - 12 years	
Garbage Disposal	\$125 - \$200	5 - 12 years	
Refrigerator	\$800 - \$1,200	15 - 20 years	
Stove	\$600 - \$1,400	15 - 20 years	
Washer / Dryer	\$400 - \$600 / each	8 - 12 years	