



# JEFFREY GOULD

REAL ESTATE

## Home Inspection Checklist

If you are preparing to sell your home here is a checklist that a home inspection company may use when a buyer hires them to inspect your home.

*Please Note: This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but NOT exhaustive.*

### ***Grounds***

Settlement or “hairline” cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age.

1. Driveway/Walkway Condition
2. Porch/Patio Condition
3. Fences/Gates Condition

### ***Foundation***

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the structure for at least 6 feet to prevent problems caused by excess water. Excess water at the foundation can cause settlement of soil and lead to cracking of the foundations/walls and water intrusion into the structure. The water discharged from the roof gutters and downspouts should be directed away from the foundation as well. Settlement or “hairline” cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age.

Vegetation (shrubs and trees) planted too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

4. Grading Condition
5. Foundation Condition
6. Subfloor Condition

## ***Exterior Features***

Exterior siding materials, especially stucco composition or hardboard siding must be closely monitored. Even modern composition siding and trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from the structure, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

7. Exterior Wall Condition
8. Trim Condition
9. Gutters and Downspouts Condition
10. Sprinklers/Irrigation Condition
11. Chimney Condition

## ***Garage***

An attached garage is a garage that is physically attached to a house. Fires that begin in attached garages are more likely to spread to living areas than fires that originate in detached garages. For this reason, combined with the multitude of flammable materials commonly found in garages, attached garages should be adequately sealed from living areas. A properly sealed attached garage will ideally restrict the potential spread of fire long enough to allow the occupants time to escape the home or building.

12. Garage/Carport Structure Condition
13. Floor Condition
14. Firewall/Ceiling Condition

## ***Electrical System***

A home inspection company will do a visual inspection of the electrical service, main and sub panels. Test the electrical system by operating accessible switches, outlets and fixtures and report on their condition(s).

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially harmful and fatal shocks. GFCI devices are now required in new homes in wet or damp environments. It is recommended that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs and outdoors be upgraded to the GFCI type outlets by a qualified electrician if not already present.

15. Electrical Service Condition
16. Main Panel Condition

**17. Sub-Panel Condition**

**18. Wiring Condition**

**19. GFCI Outlet(s) Condition**

### ***Cooling System***

The home inspection company we test the cooling system(s) by operating the thermostat or other normal controls. Per manufacturer guidelines, normal cooling temperature differential range is 14-22 degrees.

**20. Cooling System Condition**

### ***Heating System***

The heating, ventilation, and cooling system(s) (often referred to as HVAC) is the climate control system for the structure. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The home inspection company will test the heating system(s) by operating the thermostat or other normal controls. Per manufacturer guidelines, normal heating temperature differential range is 25 -30 degrees.

**21. Heating System Condition**

**22. Distribution Condition**

**23. Thermostat(s) Condition**

**24. Air Filter Condition**

### ***Plumbing System***

The home inspection company will locate the main supply valve (if accessible), describe and inspect visible supply and distribution systems, including all accessible fixtures and faucets. They will describe and inspect visible drain, waste and vent systems. Plumbing Systems vary from house to house. Materials can range from copper, galvanized, cast iron, polybutylene to PVC/CPVP.

**25. Main Line Condition**

**26. Supply Lines Condition**

**27. Drain/Waste/Vent Lines Condition**

**28. Gas System Condition**

**29. Water Heater**

## ***Roof System***

The home inspectors report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. Adequate attic ventilation, solar /wind exposure, and organic debris all affect the life expectancy of a roof. The inspection and report are based on visible and apparent conditions at the time of the inspection. *Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leaks are occurring.* In most homes, not all attic areas are readily accessible for inspections.

**30. Main Roof Condition**

**31. Flashing Condition**

**32. Attic Condition**

## ***Exterior Doors***

The home inspection company typically inspects the doors, door frames, hardware, thresholds and weatherstripping. Typical maintenance includes replacing and/or adding weatherstripping, and adjusting and lubricating door hinges to ensure doors operate properly. Also, tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis. Periodic maintenance should be completed as part of homeownership.

**33. Exterior Door Condition**

## ***Interior Features***

The inspection company will identify as many issues as possible but some problems may be undetectable due to their being behind the walls or under the flooring. All accessible walls, ceilings and floors will be inspected. Doors and windows will also be inspected for damage and normal operation. Although excluded from inspection requirements, they will make note of any obvious broken gas seals in windows. They will also recommend routine maintenance of all windows such as sealing interior and exterior of windows to prevent moisture intrusion. If applicable, they will inspect railings and balusters on the stairwell for safety.

**34. Interior Door Condition**

**35. Windows Condition**

**36. Interior Wall Condition**

**37. Ceiling Condition**

**38. Flooring Condition**

**39. Fireplace Condition**

**40. Smoke Detector Condition**

**41. Laundry Room Condition**

**42. Interior Stairway Condition**

**43. Additional Features Condition**

### ***Kitchen***

The kitchen is utilized for food preparation and often for entertainment. Kitchens typically include Sink, Garbage Disposal, Countertops, Cabinets, Oven-Stovetop, Dishwasher, Microwave, and Other Appliances. The home inspection company may inspect appliances by turning them on briefly.

**44. Kitchen Sink Condition**

**45. Garbage Disposal Condition**

**46. Kitchen Counter(s) Condition**

**47. Kitchen Cabinets Condition**

**48. Oven Condition**

**49. Stove Top Condition**

**50. Dishwasher Condition**

**51. Microwave Condition**

**52. Refrigerator Condition**

### ***Bathrooms***

Bathrooms can consist of many features from whirlpool tub(s) and shower(s) to toilet(s) and bidet(s). Because of all the plumbing involved it is an important area of the house that will be inspected. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. They inspect the bathroom areas for evidence of moisture intrusion that may lead to the possibility of mold growth.

**53. Sink(s) Condition**

**54. Bathtub(s) Condition**

**55. Shower(s) Condition**

**56. Ventilation Condition**

## ***Pool & Spa***

The pool and spa inspection is usually a generalist view of the structure, safety items and equipment. They visually check the structure of the pool/spa for obvious signs of damage, wear and tear, significant deterioration and dangerous conditions. They report on safety items that were present and provide information on missing items. They briefly operate the equipment under normal conditions. Chemical/Salt sanitation systems are usually beyond the scope of most normal home inspections. The heating systems are checked for obvious signs of damage.

**57. Pool Condition**

**58. Spa Condition**

**59. Pool & Spa Heater Condition**

**60. Pool Filter Condition**

**61. Pool Pump Condition**

**62. Pool Cleaning and Sanitation System Condition**

**63. Pool Safety Condition**

## ***Wood Destroying Organisms (WDO)***

**64. Wood Destroying Insects**

**65. Wood Destroying Fungus**