



DISCLAIMER: This is by no means an exhaustive list, nor does it reflect everything that a full home inspection entails. It is for educational purposes only. The reality is that even a full home inspection can miss these items which is why I offer a Buy Your Home Back Guarantee if something is missed.

Exterior:

1. Roof/Attic:

- Any shingles missing? Is there moss on the roof or an area that is particularly worn?
- Is the flashing and trim installed properly and functioning?
- Are there any signs of leaks or very recent repairs?
- When will the roof need to be replaced?

2. Foundation:

- Are there visible cracks on the outside walls?
- Are there any large trees near the foundation?

3. Yard:

- Does the drainage slope away from the house?
- Are there any low, wet or soggy areas you can identify?
- Are the walkways and driveway in good condition?

Interior:

4. Appliances: (If included)

- Have the appliances been well maintained?
What are the ages of the: Refrigerator? ___ Dishwasher? ___ Oven?
- Are there any leaks under the sinks (bathrooms and kitchen)?

5. Structural Elements:

- Has there previously been a fire in the home?
- Are there vertical or horizontal cracks in the walls or ceiling?
- Are there any stains on the floors, walls or ceilings?

6. Ventilation and Sub-Systems:

- Does the house smell? Can you determine where the smell is coming from?
- Do the heating and AC systems function properly? Listen for loud operation
- Are there working exhaust fans in the kitchen and bathrooms? Are they properly vented to the outdoors?

Miscellaneous:

7. Check quality of work done – if it looks sub-par, it may not be up to standards.

8. Electrical:

- Do all the switches work?
- Is each outlet properly grounded? **(Buy a tester for under \$15 to bring with you)**
- Do the ceiling fans work?
- Has the electrical panel been recalled or is the system obsolete and dangerous?

9. Plumbing:

- Does the water heater produce enough hot water? Check capacity
- Do the faucets and other fixtures have enough pressure?

10. Garage:

Check all of the following elements for signs of damage or wear:

Slab____Walls____Ceiling____Garage Door____Lights____Windows____Roof

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