

ISN Home Inspection Checklist

Use this checklist to review all parts of the house. Check off the inspected areas as you go, making sure they are in good condition. Not all homes will meet every standard, rather, this checklist is instead meant to evaluate the overall livability of your home.

Please be advised that this checklist is not an official home inspection report nor a substitute for a home inspection from a certified professional. This list reflects the key areas of an inspection but is not all-encompassing.

Grounds

<input type="checkbox"/>	Proper drainage gradient, leading away from the home
<input type="checkbox"/>	No evidence of standing water
<input type="checkbox"/>	No leaks from a leech field or septic tank
<input type="checkbox"/>	Yard, landscaping, trees, and walkway in good condition
<input type="checkbox"/>	No bushes or branches touch the house, or overhang the roof
<input type="checkbox"/>	Exterior structures are in good condition. No evidence of termites, or rotted wood (fences, sheds, decks, retaining walls, detached garages)
<input type="checkbox"/>	Railings on stairs and decks are secure and adequate
<input type="checkbox"/>	Driveways, sidewalks, patio, and entrance landings are in good condition, and pitched away from the structure
<input type="checkbox"/>	Downspout drainage directed away from the structure

Notes

Structure

<input type="checkbox"/>	Ridge and fascia board lines appear straight and level
<input type="checkbox"/>	Sides of the house appears straight. No sagging or bowing.
<input type="checkbox"/>	Windows and door frames appear square

<input type="checkbox"/>	Visible foundation is in good condition, straight, with no significant cracks
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Notes

Exterior Surfaces

<input type="checkbox"/>	Adequate clearance between ground and wood siding material (6" minimum) with no wood in contact with earth
<input type="checkbox"/>	Siding - no cracking, curling, loose, rot, or decay
<input type="checkbox"/>	Bricks appear undamaged with no cracks in joints
<input type="checkbox"/>	Masonry veneers: no cracks in joints, no broken, spalling, or flaking components
<input type="checkbox"/>	Stucco - no large cracks (discuss any stucco cracks with a professional inspector)
<input type="checkbox"/>	Vinyl or aluminum siding - no dents, damage, no bowing or loose siding
<input type="checkbox"/>	No vines on surface of structure
<input type="checkbox"/>	Exterior paint or stain - no flaking or blisters
<input type="checkbox"/>	No stains on exterior surfaces

Notes

Windows, Doors, and Wood Trim

<input type="checkbox"/>	Wood frames and trim pieces are secure. No cracks, rot, or decay
<input type="checkbox"/>	Joints around frames are caulked
<input type="checkbox"/>	No broken glass (window, or storm panes) or damaged screens. No broken double-paned, insulated window seals
<input type="checkbox"/>	Muntin and mullion glazing compound in good condition
<input type="checkbox"/>	Storm windows or thermal glass used
<input type="checkbox"/>	Drip caps installed over windows
<input type="checkbox"/>	No condensation inside double-paned windows

Notes

Roof

<input type="checkbox"/>	Composition shingles - no curling, no cupping, no loss of granulated particulate, no broken, damaged, or missing shingles, no more than two layers of roofing
<input type="checkbox"/>	Wood shingles or shakes: no mold, rot, or decay. No cracked / broken / missing shingles, no curling
<input type="checkbox"/>	Flat roofs - No obvious patches, no cracks nor splits, minimal blisters / "alligatoring", and wrinkles, no split deposits (indicates improper drainage), sealed tar at flashing
<input type="checkbox"/>	Flashing around roof penetrations is present and in good condition
<input type="checkbox"/>	No evidence of excess roofing cement / tar / caulk
<input type="checkbox"/>	Soffits and fascia - no decay, no stains
<input type="checkbox"/>	Exterior venting for eave areas - vents are clean and not painted over
<input type="checkbox"/>	Gutters - no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits
<input type="checkbox"/>	Chimneys - straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar / cement cap in good condition

Notes

Attic

<input type="checkbox"/>	No stains on underside of roofing, especially roof penetrations
<input type="checkbox"/>	No evidence of damage or decay of structure
<input type="checkbox"/>	Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)
<input type="checkbox"/>	Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational
<input type="checkbox"/>	No plumbing, exhaust or appliance vents terminating in the attic
<input type="checkbox"/>	No open electrical splices

Notes

Interior Rooms

<input type="checkbox"/>	Floors, walls, and ceilings appear straight, plumb, and level
<input type="checkbox"/>	No stains on floors, walls, or ceilings
<input type="checkbox"/>	Flooring material in good condition
<input type="checkbox"/>	No significant cracks in wall or ceiling
<input type="checkbox"/>	Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay: windows and doors have weather stripping, "weep holes" installed
<input type="checkbox"/>	Interior doors operate easily and latch properly, no damage or decay, no broken hardware
<input type="checkbox"/>	Paint, wall covering, and paneling in good condition
<input type="checkbox"/>	Wood trim installed well and in good condition
<input type="checkbox"/>	Lights and switches operate properly
<input type="checkbox"/>	Adequate number of three pronged electrical outlets in each room
<input type="checkbox"/>	Electrical outlets test properly in a spot check
<input type="checkbox"/>	Heating/cooling source in each habitable room
<input type="checkbox"/>	Evidence of adequate insulation in the walls
<input type="checkbox"/>	Fireplace has no cracking or damaged masonry, no evidence of back drafting (staining on fireplace façade) damper operates properly, flue has been cleaned, flue is lined
<input type="checkbox"/>	Stairway treads and risers are solid

Notes

Kitchen

<input type="checkbox"/>	Working exhaust fan that is vented to the exterior of the building
<input type="checkbox"/>	Ground Fault Circuit Interrupter (GFCI) protection for electrical outlets within 6 feet of the sinks
<input type="checkbox"/>	Dishwasher drains properly, no leaks, baskets, door spring operates properly

<input type="checkbox"/>	No leaks in pipes under sinks, no signs of water damage on pipes
<input type="checkbox"/>	Floor in cabinet under sink solid, no stains or decay
<input type="checkbox"/>	Water flow in sink adequate
<input type="checkbox"/>	No excessive rust or deterioration on garbage disposal or waste pipes
<input type="checkbox"/>	Built-in appliances operate properly
<input type="checkbox"/>	Cabinets in good condition: doors and drawers operate properly

Notes

Bathrooms

<input type="checkbox"/>	Working exhaust fan that doesn't terminate in the attic space
<input type="checkbox"/>	Ground Floor Circuit Interrupter (GFCI) receptacles for all electrical outlets located within 6 feet of sinks
<input type="checkbox"/>	Visible plumbing under sink is in good condition and shows no signs of water damage
<input type="checkbox"/>	Adequate flow and pressure at all fixtures for hot and cold water
<input type="checkbox"/>	Toilet is stable, with no rocking at base
<input type="checkbox"/>	Sink, tub, and shower all drain properly
<input type="checkbox"/>	Plumbing and cabinet floor under the sink in good condition
<input type="checkbox"/>	If sink is metal, it shows no sign of rust, overflow drain doesn't leak
<input type="checkbox"/>	Toilets operate properly
<input type="checkbox"/>	Toilet stable, no rocking, no stains around base
<input type="checkbox"/>	Caulking in good condition inside and outside of the tub and shower area
<input type="checkbox"/>	Tub or shower tiles secure, wall surface solid
<input type="checkbox"/>	No stains or evidence of past leaking around the base of the shower

Notes

Basement or Mechanical Room

<input type="checkbox"/>	No evidence of moisture
<input type="checkbox"/>	No evidence of water damage to above floor
<input type="checkbox"/>	Sump pump operates properly
<input type="checkbox"/>	Exposed foundation - no stains or major cracks, no flaking, no efflorescence
<input type="checkbox"/>	Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts
<input type="checkbox"/>	Insulation at rim/bank joints

Notes

Crawl Space

<input type="checkbox"/>	Adequately vented to exterior
<input type="checkbox"/>	Insulation on exposed water supply, waste, and vent pipes
<input type="checkbox"/>	Insulation between crawlspace and heated areas, installed with vapor barrier towards heated area
<input type="checkbox"/>	No evidence of insect damage
<input type="checkbox"/>	No evidence of moisture damage

Notes

Plumbing

<input type="checkbox"/>	Visible pipes - no damage, no evidence of leaks, no signs of stains on materials near pipes, drainpipes slope slightly downward towards outlet to septic / sewage system
<input type="checkbox"/>	Water heater - no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house
<input type="checkbox"/>	Water pump - does not short cycle
<input type="checkbox"/>	Galvanized pipes do not restrict water flow
<input type="checkbox"/>	Well water test is acceptable

<input type="checkbox"/>	Hot water temperature between 118 – 125 degrees Fahrenheit
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Notes

Electrical

<input type="checkbox"/>	Visible wiring - in good condition, no “knob-and-tube” wiring, no exposed splices, cables secured and protected
<input type="checkbox"/>	Service panel - adequate capacity, all cables attached to panel with cable connectors, fuses or breakers are not overheating
<input type="checkbox"/>	No aluminum cable for branch circuits

Notes

Heating/Cooling Systems

<input type="checkbox"/>	Appears to operate well throughout (good air flow on forced hot air systems)
<input type="checkbox"/>	No gas odor
<input type="checkbox"/>	Flues - no open seams, slopes up to chimney connection
<input type="checkbox"/>	No rust around cooling unit
<input type="checkbox"/>	No combustion gas odor
<input type="checkbox"/>	Air filters clean
<input type="checkbox"/>	Ductwork in good condition
<input type="checkbox"/>	No asbestos on heating pipes, water pipes, or air ducts
<input type="checkbox"/>	Separate flues for gas / oil / propane and wood / coal

Notes

Miscellaneous

<input type="checkbox"/>	Smoke and carbon monoxide detectors where required by local ordinances
<input type="checkbox"/>	Stairway treads and risers solid
<input type="checkbox"/>	Stair handrails where needed and in good condition
<input type="checkbox"/>	Automatic garage door opener operates properly, stops properly for obstacles

Notes
