

Property Inspection Checklist

Item	Description	Notes
Roof	Check for leaks or conditions that might lead to leaks. Make sure there are no trees touching or overhanging the roof (wet leaves are heavy). Are there shingles missing, or are they worn or curled?	Watertight: Trees: Shingles:
Foundation	Check for cracks, shifting or settling. See if house is bolted to foundation (for earthquake safety.) Make sure mudsill (part of the house that rests on the foundation) is in good condition. Should be dry.	Cracks: Shifting: Retrofitted: Mudsill:
Basement	Inspect for any cracks in the basement walls. Look for water or water stains on the floor. If there is a sump pump, what is its condition?	Cracks: Water stains: Sump pump:
Wood Frame	Is there any evidence of termite damage, or rotting wood? Is there any wood-soil contact? Is there any wood-rot on eaves or fascia boards?	Termite Damage: Wood-rot:
Walls	Are walls cracked, bulging, or uneven? Are they plaster?	Condition:
Ceilings	Look for water stains on ceiling, or new ceiling tiles that don't match the surrounding areas. Lift up dropped-ceiling tiles to inspect the true ceiling. Look for water damage or cracks	Water damage: Cracks:
Windows	Check for dry rot on panes, sills and frames. Check for cracks in glass. Make sure windows open properly. Check that windows seal tightly. Check for moisture damage inside.	Panes / Sills / Frames: Glass: Seal: Opening:
Electrical Systems	Test outlets, light sockets and switches to ensure they work properly. Check to see if system has been updated (3-prong outlets, circuit breakers, etc. - for older houses). Look for GFI (Ground Fault Interrupt) outlets in bathroom and kitchen.	Outlets - 3-prong, unbroken, tight fitting: GFI outlets:

	Look for broken or loose outlets. Test light fixtures. Look for any burned outlets. Check for the amperage service.	Light fixtures: Switches: Circuit breakers: Service amps:
Plumbing	Check for leaks around pipes and fixtures. Test water pressure (turn on more than one faucet at once). Test hot water pressure (same method). Check walls around shower and for water damage. Look for rust or leaking around hot water heater. Make sure water heater is up to code. Test the drainage by filling a tub then letting it drain. Flush all the toilets.	Not leaking: Water pressure: Hot water pressure: Shower walls: Hot water heater: Drainage:
Fireplace / Chimney	Check for crumbling mortar around brickwork. Look at stability of chimney. Check for obstructions.	Mortar intact: Chimney stable:
Drainage	Make sure that spouts drain away from house. Yard should slope away from the house to draw water away. Earth should be at least 6-8 inches below top of concrete foundation.	Spouts: Slope: Earth grading:
Pests	Look for termite / beetle holes in wooden supports and under house. Check attic vents for hornet / wasp nests. Check for rodent droppings in cupboards and under house.	No holes: No nests: No droppings:
Floor	Check for water damage, especially around plumbing fixtures. Test for soft spots in floor. Check under house for water-damaged floorboards and supports. Check to see if floors slope.	No water damage - firm floor: Intact floorboards and supports: Slope of floor:
Doors	Check for gaps between the doors and the frames.	Gaps:
Kitchen	Check that appliances and faucet are operational.	Oven: Range:

		Faucet:
Hazardous materials	Check for asbestos and lead.	Asbestos: Lead:
Stairs and walkways	Make sure that all stairs and walkways (inside and out) are free of obstructions. All stepping stones should be firm. Railings should be steady.	Indoor stairs: Outside (porch) stairs: Railings: Walkways:
Pool/Spa	Make sure cleaning / filtering system works properly. Test thermostat. Check for leaks or cracks.	Filter operational: Thermostat operational: No cracks / leaks:
Paint	Check for cracking or peeling paint.	Interior: Exterior:
Furnace	Make sure thermostat is operational. Check venting. Can you smell gas or see oil drips?	Thermostat working: Vented properly: Vents clean: Gas / oil present: