

Home Inspection Checklist

Checklist · 30 items · 10 sections

Everything a home buyer needs to verify before closing. Covers every major system and structural element inspectors check, room by room and system by system.

Open the editable version online:

<https://genechecklist.com/checklist/home-inspection-checklist>

STRUCTURAL

- Foundation: no major cracks, settling, or bowing walls
HIGH
Horizontal cracks are more serious than vertical. Ask inspector to clarify severity
- Roof: age, condition, missing or damaged shingles
HIGH
Average asphalt roof lasts 20-25 years. Get age from seller disclosure
- Attic: proper insulation, ventilation, no water stains or mold
HIGH
- Gutters and downspouts: attached, draining away from foundation

EXTERIOR

- Exterior walls: no cracks, rot, or damaged siding
HIGH
- Driveway and walkways: no major cracking or trip hazards
- Windows and doors: open, close, lock properly; no broken seals
- Grading: land slopes away from house (prevents water intrusion)
HIGH

ELECTRICAL

- Electrical panel: sufficient amperage (200A for modern homes), no aluminum wiring, no double-taps
HIGH
Knob-and-tube or aluminum wiring are red flags: costly to replace
- Outlets: GFCI protection near water sources (bathrooms, kitchen, garage)
HIGH
- All light switches and outlets tested and working

- Smoke and CO detectors present on every floor

HIGH

PLUMBING

- Plumbing: water pressure adequate (40-80 PSI normal)
- No visible leaks under sinks, around toilets, or at water heater
- Water heater: age, condition, T&P relief valve installed
- Drains: all sinks, tubs, showers draining quickly, no gurgling
- Pipe material: copper or PEX preferred; galvanized or polybutylene flagged

HIGH

HIGH

HIGH

Average water heater lifespan is 8-12 years. Check age on sticker

HIGH

HVAC

- HVAC: age, condition, last service date
- Heat and AC functioning: test both systems
- Filters clean, ducts not damaged or disconnected

HIGH

Furnace lasts 15-20 years; AC 10-15 years. Replacement costs \$3,000-\$10,000+

HIGH

BASEMENT

- Basement: no water intrusion, efflorescence, or musty smell
- Sump pump present and functioning (if applicable)

HIGH

White chalky residue (efflorescence) = water is moving through the wall

INTERIOR

- Kitchen appliances working: stove, oven, dishwasher, microwave
- Floors: no soft spots, significant squeaking, or visible damage
- Ceilings: no water stains, cracks, or sagging

HIGH

GARAGE

- Garage door opener working; auto-reverse safety feature tested

ENVIRONMENTAL

- Radon test: especially in Midwest and Northeast (EPA action level: 4 pCi/L)
HIGH
- Request radon test, lead paint disclosure (pre-1978 homes), and mold inspection
HIGH
- Septic system inspection (if not connected to municipal sewer)
HIGH
Septic pumping and inspection costs \$300-600; replacement is \$5,000-15,000

NEXT STEPS

- Get written inspection report before closing: review all noted deficiencies
HIGH