ULTIMATE HOME INSPECTION CHECKLIST 2024

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Disclaimer: The purpose of our Home Inspection Checklist is to provide real estate investors with a systematic approach to evaluating properties. By examining every aspect of a property, you're more likely to identify potential risks and accurately assess any needs for renovation. This checklist should not be relied upon as a home inspection report and should not be used as a substitute for a proper home inspection. We created this document to be as detailed as possible but it is by no means an exhaustive list. Every property is different and the inspection should be tailored to your specific situation.

Looking to invest in real estate? Whether you're into long term rentals, airbnbs or house flips & rehabs, we have the tools you need:

Rental Property Analysis Spreadsheet | **House Flipping & Rehab Spreadsheet** | **Airbnb Calculator Spreadsheet**

1 GENERAL INFORMATION

Property Address : _____
Date of Inspection : _____
Outdoor Temperature : _____
Weather Conditions : _____
Property Type : _____
Listing Price : _____
Tax Assessment : _____

Square Footage : _____
Lot Size : _____
Year Built : _____
Year Renovated : _____
Number of Bedrooms : _____
Number of Bathrooms : _____

2 PROPERTY DETAILS

Rooms & Size

Dining Room : _____ ft^2
Living Room : _____ ft^2
Family Room : _____ ft^2
Kitchen : _____ ft^2
Basement : _____ ft^2 Finished ☐
Attic : _____ ft^2 Finished ☐

Bedrooms	Bathrooms
#1 _____ ft^2	#1 _____ ft^2
#2 _____ ft^2	#2 _____ ft^2
#3 _____ ft^2	#3 _____ ft^2
#4 _____ ft^2	#4 _____ ft^2
#5 _____ ft^2	#5 _____ ft^2

Garage	Other
☐ Attached	☐ Deck
☐ Detached	☐ Patio
☐ None	☐ Porch
☐ Other	☐ Storage Shed

Structure & Components

Foundation Type
- [ ] Poured Concrete
- [ ] Structural Wood
- [ ] Stone
- [ ] Brick

Wall Framing
- [ ] Platform
- [ ] Post & Beam
- [ ] Other

Roof Type
- [ ] Standard Gable
- [ ] Hipped
- [ ] Flat
- [ ] Gambrel
- [ ] Mansard
- [ ] Other

Age : _____ yrs.

Roof Covering
- [ ] Shingles
- [ ] Rubber
- [ ] Rolled Roofing
- [ ] Wood Shakes
- [ ] Tiles
- [ ] Other

Type of Siding
- [ ] Vinyl
- [ ] Steel
- [ ] Cedar
- [ ] Hardboard
- [ ] Aluminum
- [ ] Brick / Stone
- [ ] Stucco
- [ ] Wood Lap

Type of Gutters
- [ ] Metal
- [ ] Vinyl
- [ ] Galvanized

Window Frames
- [ ] Wood
- [ ] Vinyl
- [ ] Metal
- [ ] Other

Deck / Patio
- [ ] Wood
- [ ] Concrete
- [ ] Other

Driveway
- [ ] Concrete
- [ ] Asphalt
- [ ] Gravel
- [ ] Brick

Fireplace
- [ ] Wood
- [ ] Gas

Furnace
- [ ] Forced Air
- [ ] Hot Water Boiler
- [ ] Electric Baseboard

Age : _____ yrs.

Fuel (Furnace)
- [ ] Natural Gas
- [ ] Propane (LP)
- [ ] Fuel Oil
- [ ] Electric

Water Heater Cap.
- [ ] 30 Gallons
- [ ] 40 Gallons
- [ ] 50 Gallons
- [ ] 80 Gallons
- [ ] 100 Gallons

Age : _____ yrs.

Fuel (Water Heater)
- [ ] Natural Gas
- [ ] Propane (LP)
- [ ] Fuel Oil
- [ ] Electric

Main Water Line
- [ ] Steel
- [ ] Copper
- [ ] Lead
- [ ] PVC
- [ ] Other

Water Piping
- [ ] Steel
- [ ] Copper
- [ ] Lead
- [ ] Plastic

Waste Line
- [ ] Cast Iron
- [ ] PVC
- [ ] Steel
- [ ] Copper

Main Service Cap
- [ ] 60 Amps
- [ ] 100 Amps
- [ ] 125 Amps
- [ ] 150 Amps
- [ ] 200 Amps

Service Panel Type
- [ ] Fuses
- [ ] Breakers

# of circuits : _____

Floor Finishes
- [ ] Carpet
- [ ] Wood
- [ ] Tile
- [ ] Vinyl
- [ ] Stone
- [ ] Other

3 CHECKLIST

Exterior

	1. Ground & Drainage	Y	N	Comment
1.1	Does the yard slope away form the house?			
1.2	Does the driveway slope away from the house?			
1.3	Any sign of soil movement around the property?			
1.4	Any water around the foundation?			
1.5	Any standing water in the yard?			
1.6	Any sign of leaks from septic tank or leech field?			
1.7	Are the downspouts properly oriented (away from house)?			

	2. Driveway & Walkways	Y	N	Comment
2.1	Any large cracks in the driveway or walkway?			
2.2	Is it uneven or buckling?			
2.3	Is it crumbling around the edges?			
2.4	Is it stained?			
2.5	Is it even and level?			
2.6	Are the outdoor steps level and safe?			
2.7	Is the house numbers readable from the street?			
2.8	Are there any illegal vehicles or illegal parking?			
2.9	Are there any trash, litter, debris, car parts or garbage?			

	3. House Siding	Y	N	Comment
3.1	If wood, any signs of wood rot?			
3.2	If wood, any signs of termite damage?			
3.3	If bricks, are the bricks and mortar in good condition?			
3.4	If aluminum, are there dents, bowing or scratches?			
3.5	Any signs of cracking, curling, loose, rot or decay?			
3.6	Adequate clearance between ground and wood siding materials?			
3.7	Any vines on surface of structure?			
3.8	Any signs of flaking or blisters on exterior paint or stain?			

	4. Roof	Y	N	Comment
4.1	Are there broken or missing shingles?			
4.2	Are any shingles buckled?			
4.3	Comp. shingles: any curling / cupping, any more than two layers?			
4.4	Wood shingles: any mold, rot or decay?			
4.5	Is there flashing around roof penetrations?			
4.6	Is the coping broken or missing?			
4.7	Do you see pooling water on the roof?			
4.8	Any evidence of excess roofing cement/tar/caulk?			
4.9	Any signs of DIY repair?			
4.10	If there's a sky-light, is it well-sealed?			
4.11	No sign of decay or stains on soffits and fascia?			
4.12	Are the gutters and downspouts in good condition?			
4.13	Are the gutters and downspouts attached securely?			
4.14	Are the gutters free from decay and rust?			
4.15	Are vents clean and not painted over?			
4.16	Is the chimney straight and properly flashed?			
4.17	Is the chimney showing any evidence of damaged bricks?			

	5. Decks & Porches	Y	N	Comment
5.1	Any sign of rot on posts, railing, floor or steps?			
5.2	Any termite damage?			
5.3	Are the railings adequate and secure?			
5.4	Are the stairs sturdy and in good condition?			
5.5	Does the porch have its own foundation?			

	6. Other Exterior Structures	Y	N	Comment
6.1	Is the fence in good condition? Built to code?			
6.2	Is the fence well maintained and waterproofed?			
6.3	Are retaining walls in good conditions?			
6.4	Is the shed in good condition?			
6.5	Do ridge and fascia board lines appear straight and level?			
6.6	Do sides of the house appear straight (not bowed or sagging)?			
6.7	Is visible foundation in good condition?			
6.8	Is the pool maintained and secure?			

	7. Trees, lawn and vegetation	Y	N	Comment
7.1	Are tree roots affecting the foundation?			
7.2	Is there overgrown vegetation?			
7.3	Are trees trimmed away from power, phone and cable lines?			
7.4	Are there branches or brushes touching the house?			
7.5	Are there branches or brushes overhanging the roof?			
7.6	Are yard, landscaping and trees in overall good condition?			
7.7	Do the sprinklers work?			

Interior

	1. Water & Plumbing	Y	N	Comment
1.1	Is there proper water pressure?			
1.2	Is the water pump functioning properly?			
1.3	Was the water tested for contaminants?			
1.4	If well water, is the water at acceptable levels?			
1.5	Any signs of pipe leaks, damage or stains?			
1.6	Are drains functioning, with proper traps & covers?			
1.7	Do drain pipes slope down towards outlet to septic/sewage?			
1.8	Does the water pump short cycle?			
1.9	Do galvanized pipes restrict water flow?			

	2. Water Heater	Y	N	Comment
2.1	Is the water heater functioning properly?			
2.2	Is hot water working (between 118 - 125 degrees)?			
2.3	Do you have access to the gas shut-off valve?			
2.4	Are there proper pop-off valve and drop pipe?			
2.5	Is the water heater vented properly (gas only)?			
2.6	Will the capacity meet your needs?			
2.7	Is there any sign of rust or leak?			

	3. Electrical	Y	N	Comment
3.1	Are all outlets working properly?			
3.2	Are there any signs of improper wiring (no "knob-and-tube" wiring)?			
3.3	Are there exposed splices? Are cables secured and protected?			
3.4	Are cables secured and protected?			
3.5	Are all lights and switches fully functional?			
3.6	Are wires placed in conduit where required?			
3.7	Are there covers on switches and outlets?			
3.8	Is the fuse box or main panel easily accessible?			
3.9	Is the main panel in good condition (no rust or damage)?			
3.10	Is the electrical panel properly grounded?			
3.11	Are there any open circuits in box?			
3.12	Are all circuits correctly labeled?			
3.13	Is Service amps adequate for usage?			
3.14	Are there enough outlets in each room?			
3.15	Is there a minimum of 2 spaces outlets in all rooms?			
3.16	Safe, limited use of extension cords?			
3.17	Are the fuses or breakers overheating?			
3.18	Any aluminum cables for branch circuits?			
3.19	Are there CFGI outlets in the kitchen and bathroom?			

	4. Heating / Cooling System	Y	N	Comment
4.1	Does the system appears to operate well throughout?			
4.2	Any signs of rust around cooling unit?			
4.3	Is there an adequate distribution to all rooms?			
4.4	Are the shutoff valves accessible?			
4.5	Is there adequate surrounding clearance?			
4.6	Any combustion gas odor?			
4.7	Are the air filter(s) clean?			
4.8	Is the ductwork in good condition?			
4.9	Any asbestos on heating pipes, water pipes or air ducts?			
4.10	Are there separate flues for gas/oil/propane and wood/coal?			
4.11	Does the system provides a minimum of 68 degrees?			

	5. Doors, Windows & Wood Trim	Y	N	Comment
5.1	Do any of the interior doors bind?			
5.2	Do any of the interior windows bind?			
5.3	Any signs of mold or mildew?			
5.4	Are the windows foggy or discolored?			
5.5	Any broken windows, doors, screens?			
5.6	Is exterior caulking present around all windows, doors and trims?			
5.7	Are wood frames and trim pieces secure, with no cracks, rot or decay?			
5.8	Are drip caps installed over windows?			

	6. Ceilings, Floors and Walls	Y	N	Comment
6.1	Any water spots on ceilings, walls or floors?			
6.2	Is the drywall pulling away from the walls?			
6.3	Are there cracks on the walls or ceilings?			
6.4	Any stains on floors, walls or ceilings?			
6.5	Do the floors feel spongy or weak?			
6.6	Do the floors slope in any of the rooms?			
6.7	Flooring materials is in good condition?			

	7. Rooms	Y	N	Comment
7.1	Do windows and exterior doors operate easily and latch properly?			
7.2	Do interior doors operate easily and latch properly?			
7.3	Are Paint, wall covering, and paneling in good condition?			
7.4	Adequate number of three pronged electrical outlets in each room?			
7.5	Is there a heating/cooling source in each habitable room?			
7.6	Is there evidence of adequate insulation in walls?			
7.7	Unobstructed egress with and out of home?			
7.8	Adequate area & height & proper layout?			
7.9	Do bedrooms and bathrooms have privacy doors?			
7.10	Proper locations & sizes for light & ventilation?			

	8. Bathrooms	Y	N	Comment
8.1	Are there any loose tiles?			
8.2	Missing or moldy caulking around tub or shower?			
8.3	Cracked or damaged floor of the shower?			
8.4	Are all outlets GFCI outlets?			
8.5	Any water stains, sagging floors or signs of mold?			
8.6	Are the faucets draining slowly?			
8.7	Do sink, tub and shower drain properly?			
8.8	Is the water pressure appropriate?			
8.9	Are plumbing and cabinet floor under sink in good condition?			
8.10	Does the bathroom have ventilation?			
8.11	Working exhaust fan that doesn't terminate in the attic?			
8.12	Does the toilet operate properly?			
8.13	Any overflow to sewer from tank?			
8.14	Is the water flow in sink adequate?			
8.15	Any leaks or continuous water running?			
8.16	Is the Toilet stable, with no rocking, no stains around base?			
8.17	Caulking in good condition inside and outside of the tub/shower?			
8.18	Are the tub or shower tiles secure? Is the wall surface solid?			
8.19	Any stains or sign of past leaking around base of bath or shower?			

	9. Kitchen	Y	N	Comment
9.1	Is there a ventilation above the cooking appliances?			
9.2	Are there GFCI outlets?			
9.3	Any signs of leaking under the sink?			
9.4	Is the water flow in sink adequate?			
9.5	Any rust or deterioration on garbage disposal or waste pipes?			
9.6	Any signs of leaking around the fridge?			
9.7	Built-in appliances operates properly?			
9.8	Are the cabinets in good condition and secured well to the wall?			
9.9	Does the dishwasher properly drains, with no leaks?			

	10. Fireplace & Chimney	Y	N	Comment
10.1	Is the mortar crumbling, pulling away or loose?			
10.2	Does the chimney have a rain cap?			
10.3	Do you see smoke staining around the exterior of the firebox?			
10.4	Is there creosote buildup in the firebox?			
10.5	Any sign of cracking or damaged masonry?			
10.6	Any evidence of back-drafting?			

	11. Laundry Room	Y	N	Comment
11.1	Is there a proper dryer vent to exterior with cover?			
11.2	Is there a gas shut-off valve, capped if unused?			
11.3	Proper and grounded electrical connection?			

	12. Garage	Y	N	Comment
12.1	Is the floor cracked or stained?			
12.2	Is the exterior in good condition?			
12.3	Are the garage doors painted and free from damage?			
12.4	Do the garage doors function well?			
12.5	Proper electrical service, wiring, fixtures, etc.?			

	13. Attic	Y	N	Comment
13.1	Is there an easy access to the Attic?			
13.2	Any sign of leaks or water damage?			
13.3	Does the attic smell damp or musty?			
13.4	Any stains on underside of roofing?			
13.5	Any evidence of decay or damage to the structure?			
13.6	Is the attic adequately ventilated?			
13.7	Is the attic well insulated? (with moisture barrier)			
13.8	Any plumbing, exhaust or appliance vents terminating in the attic?			
13.9	Any open electrical splices?			

	14. Basement	Y	N	Comment
14.1	Does the basement smell damp or musty?			
14.2	Any signs of water leaks on ceiling or floor?			
14.3	Any signs of water seepage around foundation?			
14.4	Is the sump pump operational?			
14.5	Any signs of termite damage on beams?			
14.6	Any signs of rotten wood on beams?			
14.7	Any cracks in the basement interior?			
14.8	Is the visible structural wood in good condition?			
14.9	Is there insulation at rim/band joists?			

	15. Crawl Space	Y	N	Comment
15.1	Is the crawl space easily accessible?			
15.2	Is the crawl space damp?			
15.3	Any cracks in the foundation?			
15.4	Is the foundation crumbling?			
15.5	Any evidence of moisture damage (along the foundation, etc.)?			
15.6	Any signs of termite damage to the wood or insect damage?			
15.7	Any signs of rotting wood?			
15.8	Is the crawl space adequately vented to exterior?			
15.9	Is there insulation on exposed water supply, waste and vent pipes?			
15.10	Is there insulation between crawl space and heated areas?			

	16. Safety	Y	N	Comment
16.1	Smoke and carbon monoxide detectors properly installed?			
16.2	Smoke and carbon monoxide detectors installed in correct locations?			
16.3	Stair handrails where needed (5+ steps) and in good condition?			
16.4	Are stairway treads and risers solid?			
16.5	Are steps are stable and unbroken?			
16.6	Automatic garage door opener stops properly for obstacles?			

4 GENERAL CONDITION

N : New | G : Good | A : Average | P : Poor | B : Broken | N/A : Not Applicable

Exterior	Condition N	G	A	P	B	N/A	Notes
Outdoor steps and sidewalk							
Outdoor paint							
Front & back door							
Screen and storm windows							
Driveway							
Outdoor planation							
Fence							
Shed							
Patio							
Roof & flashing							
Gutters							
Eaves							
Deck							
Chimney							
Retaining walls							
Detached garage							
Siding / brick							
Mailbox							
Sidewalks, porch and patio							
Landscaping							
Doorbell							
Garage							
Outdoor lighting							
Paint & trim							

Attic & Basement	N	G	A	P	B	N/A	Notes
Walls							
Floors							
Ceilings							
Foundation							

Heating / Cooling	N	G	A	P	B	N/A	Notes
Thermostat							
Vents / Radiators							
HVAC system							

Plumbing & Electrical	N	G	A	P	B	N/A	Notes
Faucets							
Switches & Fixtures							
Pipes							

Rooms	N	G	A	P	B	N/A	Notes
Door							
Windows							
Walls							
Carpet & Floors							
Ceiling							
Electrical devices & switches							
Outlets							
Overhead lighting / fans							
Baseboards / Moldings							
Trim							
Closet interior							
Closet doors							

Kitchen	N	G	A	P	B	N/A	Notes
Cabinetry fixtures and finishes							
Benchtop							
Countertop							
Cooktop							
Drawers							
Baseboards							
Trim							
Oven							
Microwave							
Stove							
Refrigerator							
Sink							
Dishwasher							
Rangehood							
Lights and switches							
Outlets							
Ceiling							
Walls							
Floors							
Windows							

Bathrooms	N	G	A	P	B	N/A	Notes
Shower							
Tub							
Toilet / Tissue Holder							
Sink & Faucet							
Cabinets / Shelves / Closet							
Closets							
Towel Racks							
Mirror / Medicine Cabinet							
Walls							
Windows							
Floor / Tiles							
Lights and switches							
Outlets							
Ceiling							
Baseboards							
Trim							
Door							

Hallway	N	G	A	P	B	N/A	Notes
Floor							
Walls							
Ceiling							
Lights, switches and outlets							
Baseboards							
Trim							
Stair treads							
Stair structure							
Landing and handrail							

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