

My Home Inspection Worksheet

Address of the home:

WHAT TO LOOK AT IN YOUR PERSONAL HOME INSPECTION					
OUTDOORS	YES	NO	N/A	COMMENTS	PICTURE
Are the downspouts in place and draining water away from the home?					
Are the gutters securely attached to the house and in good shape?					
Are gutters free of rust, decay or disrepair?					
Are the gutters missing downspouts or emptying at the foundation?					
Are branches or bushes far enough from the house that they do not touch it or overhang on the roof?					
Are branches far enough from the roof that they will not clog the gutters?					
Are sidewalks solid, smooth and even?					
If there is wood storage for a fireplace or woodstove, is the storage away from the house?					
If there are fences, sheds, decks, retaining walls, a detached garage or arbor, are they in good condition?					
Is all exterior wood "clean" and free from rot or termite damage?					
Are the stairs and railings secure?					
Are there railing when there are 3 or more stairs?					
If there is an automatic garage door opener, does it work properly?					
Is the auto-reverse feature of the automatic garage door in working order (electric eyes on the rails set at 6" above ground level)?					
If the garage is attached to the main house, is the doorway properly sealed?					
Are driveways, sidewalks, patios and entryways in good condition?					
Are the driveway, sidewalk, patio and/or entryways pitched AWAY from the house so water runs away from the foundation?					

Is the lawn graded to keep drainage of water/snow AWAY from the house?					
Are brick and mortar free from vines climbing up the exterior surface?					
From the outside, does the foundation appear to be in good condition – no significant cracks, crumbling, it appears plumb or straight?					
Are the deck / balcony free from splitting, cracking or extreme weathering deterioration?					
Is the deck / balcony surrounded by safety railings or walls?					
Are fences or retaining walls free from crumbling and in good repair?					
Are fences or retaining walls straight and all sections intact?					
Do gates or entrances open easily?					
Is there at least 6" between the ground and wood siding? (NOTE: There shouldn't be any earth to wood contact.)					
If the house has siding or shingles, do they appear straight (There is NO sagging or bowing?)					
Does vinyl or aluminum siding appear free from dents, damage or loose pieces?					
Are painted or stained surfaces free from flaking, blistering or peeling?					
Does the exterior brick surface appear free from cracking, crumbling or requiring replacement bricks?					
Do windows and doorframes appear squared – so that they are not sagging? (Look for sagging on bow and bay windows as well as multiple window units.)					
Are wooden frames and trim pieces for windows and doors secure with no cracks or decay?					
Do door locks and/or dead bolts work properly?					

Are all window surfaces secure and unbroken?					
Are storm windows or thermal glass present?					
Do light switches and permanent fixtures work properly?					
Are exterior electrical outlets in working order?					
Are there any power lines or other inconveniences over your property?					

ROOF – (from the ground view)	YES	NO	N/A	COMMENTS	PICTURE
If shingled, does the roof appear free from curling, cupping or loss of the granular particles?					
Do shingles appear free from being damaged, broken or missing?					
Is the existing roof the only/first layer?					
If the shingles are wood or “shake,” do they appear free from mold, rot or decay?					
If wood or “shake” shingles, Are they free from cracks, damage or missing altogether?					
Are the soffits and fascia free from signs of decay or stains?					
Is there evidence of ventilation in the soffits and fascia?					
Are chimneys straight and properly flashed with no evidence of damaged bricks or cracks?					
KITCHEN	YES	NO	N/A	COMMENTS	PICTURE
Is there a working exhaust fan vented to the exterior of the building?					
Are there Ground Fault Circuit Interrupters (GFCIs) installed for electrical outlets within 6 feet of the sink(s)?					
Does the dishwasher operate properly – no leaks and drain operates properly.					
Is the area under the sink free of any indications that pipes leak or are decayed?					
When the water is turned on, does it flow easily down the drain?					
Is there sufficient pressure from the faucet?					
Are cabinets in good condition with drawers and doors that operate properly?					

Do light switches and permanent fixtures work properly?					
Are electrical outlets in working order?					
BATHROOM	YES	NO	N/A	COMMENTS	PICTURE
Is there a working exhaust fan that is vented to the exterior and NOT the attic space?					
When the water is turned on, does it flow easily down the drain?					
When the water is turned on, is there sufficient pressure?					
Do the sink, tub and shower drain properly?					
Is the area under the sink free of any indications that pipes leak or are decayed?					
Are there Ground Fault Circuit Interrupters (GFCIs) installed for electrical outlets within 6 feet of the sink(s)?					
Does the toilet operate properly?					
Does the toilet sit stable on the floor and not rock?					
Is the base area surrounding the toilet free from stains indicating leaks?					
Does the caulking around the tub and shower area appear in good condition?					
Is the area around the base of the shower/tub free from evidence of leaking?					
Do light switches and permanent fixtures work properly?					
Are electrical outlets in working order?					
INTERIOR ROOMS	YES	NO	N/A	COMMENTS	PICTURE
If the floors are wood, laminate or linoleum, are they in good condition?					
Does the floor appear level (no dips or soft spots)?					
Are there unusual stains on the floor?					
Do the floors, walls and ceilings appear straight/level/plumb?					
Are the walls and ceilings free from stains indicating water leakage? (Especially notice the ceilings on the uppermost floor to ensure that water didn't leak from the gutters or roof.)					
Are walls and/or ceilings free from cracks?					
Is paint, wall covering or paneling in good condition?					

Do the interior doors and windows operate easily?					
Are all doors and windows free from in disrepair or broken glass?					
Do all doors and windows have hardware that keeps them securely latched or locked? Have any of them been sealed shut?					
Is wood trim installed around doors and windows in good condition?					
Are doors and windows free from signs of decay or sweating?					
If windows have been painted, do they open easily?					
Do light switches and permanent fixtures work properly?					
Are electrical outlets in working order?					
Are there an adequate number of three-pronged outlets in each room?					
Is there a heating/cooling vent in each room?					
Is there evidence that there is adequate insulation in the walls?					
If there is a fireplace, does it appear free of cracking or damage to the masonry?					
Does the fireplace damper operate properly?					
Are smoke and carbon monoxide detectors installed (if required by local ordinances) and in working order?					
Are fire and carbon monoxide detectors hardwired as a safety precaution?					
Has the chimney been recently cleaned? (2 years)					
Are treads and risers on the stairs solid?	x				
ATTIC	YES	NO	N/A	COMMENTS	PICTURE
Is there sufficient insulation installed?					
Is there adequate ventilation – is there a clear path for air to circulate through soffit vents and gable ends?					
Do exhaust or appliance vents fully exit the attic?					
Are electrical wires secured so they do not present a hazard (no hanging splices)?					
BASEMENT	YES	NO	N/A	COMMENTS	PICTURE
Are the walls free from evidence of moisture: stains, cracks, flaking or					

efflorescence?					
Is all structural wood sturdy and straight?					
Is all structural wood free from damage, decay, stains or evidence of termites?					
Are visible pipes in good condition and free from signs of leakage, rust or stains?					
Are drain pipes slightly sloped downward toward an outlet to a septic or sewage system?					
Is the water tank free from signs of rust or corrosion?					
Is there proper venting for the water tank?					
Is the water tank properly sized for the number of bedrooms in the house?					
Is the electrical service panel adequate – does there appear to be adequate capacity?					
Do fuses or breakers appear in good working condition?					
Is the visible wiring in good condition with no exposed splices? Are cables secured and protected?					
Are dryer vents exhausting to the outside?					
Is there good air flow from heating and air conditioning units throughout the structure?					
When the heating unit turns on, is the indoor air free from a noticeable gas combustion odor?					
Are the air filters clean or recently replaced? (previous season)					
Does the ductwork appear to be in good condition?					
Is there any asbestos on heating pipes, water pipes or air ducts?					

Additional items to observe	
Are smoke and carbon monoxide detectors installed (if required by local ordinances) and in working order?	
Are there handrails on the stairways? Are the treads and risers solid?	
If the home is supplied with well water, will there be a test of the water that will be used?	
Measurement of entry way door:	

Measurement of doorway to the laundry room:	
Are there any Homeowner Tax exemption programs available? (ie: NYS STAR program)	
Special Notes: What is the age of: Service Records? Roof _____ Yes No Furnace _____ Yes No Hot Water tank _____ Yes No Air Conditioner _____ Yes No Sump Pump _____ Yes No	Are there transferrable warranties on any of the items listed to the left?

Miscellaneous Info:	
What is the cost estimate for : Gas	
What is the cost estimate for : Electric	
What is the cost estimate for : Heating Oil	
What is the cost estimate for : Water	
How old is the roof?	
How old is the FURNACE?	
When was the last service date on the furnace?	
How old is the HOT WATER TANK?	
When was the last service date on the Hot Water Tank?	
How old is the Air Conditioner?	
When was the last service date on the Air Conditioner?	
Is there a working SUMP PUMP?	
Is there a back-up sump pump system?	
If the home is supplied with well water, will there be a test of the water that will be used?	
Measurement of entry way door:	
Measurement of doorway to the laundry room:	
Are there any Homeowner Tax exemption programs available? (ie: NYS STAR program)	
Has a RADON test been conducted within the last 2 years or is the seller willing to have a test done?	
What are the current taxes assessed to the property? Do they include any exemptions or discounts?	