

HOME INSPECTION CHECKLIST

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Instructions: If condition is present, circle and record point number at the right end of each row.

Structure	Bowing foundation walls (3)	Large cracks in foundation walls (3)	Basement/crawl space water entry (3)	
	Sloped floors (2)	Bouncy floors (2)	Sagging roof (3)	
Roof	Conventional shingle roof over 20 years old (2)	Dimensional shingle roof over 25 years old (2)	Large roof areas with missing or damaged shingles (2)	
	Leaning masonry chimney (2)	Damaged masonry chimney (1)	Poor or missing gutters (1)	
Exterior	Large areas with missing or deteriorated siding including damaged masonry (2)	Windows in poor condition including failed seals (3)	Large areas with damaged concrete presenting tripping hazards (2)	
	Porch or deck in poor condition (2)	Grading not sloping away from house for drainage (2)	Damaged overhead garage door (1)	
Electrical	Main electrical service cable with damaged insulation (2)	Main electrical service panel Federal Pacific Stab Lok or Zinsco (2)	Main electrical service panel old fuse type (2)	
	Main electrical service size less than 100 amps (2)	Knob & tube electrical wiring (check disclosure) (3)	Aluminum electrical wiring (check disclosure) (3)	
Heating	Furnace or boiler over 20 years old (2)	Ducts installed in concrete slab (2)	Heating not in all rooms (1)	
Air Conditioning	Compressor unit over 15 years old (2)	Air conditioning not cooling (2)	Air conditioning not in all rooms (1)	
Insulation & Ventilation	Attic floor insulation 3 inches or less (2)	Low attic/roof ventilation (1)	Exposed soil on crawl space floor (1)	
Plumbing	Water heater over 12 years old (2)	Less than average water pressure (2)	Poor draining or flushing of fixtures or toilets (1)	
Interior	Damage to interior finishes (1)	Worn or damaged floor coverings (1)	Worn kitchen cabinets & counters (1)	
	Missing handrails & guardrails at stairways (1)	Kitchen appliances over 15 years old (1)	Strong pet or cigarette smoke odor	
Environmental	Underground fuel oil storage tank (3)	Large areas of visible mold growth (3)	Asbestos insulation on ducts or pipes(3)	

Add total number of points and subtract from 100. Record final score here →

Point Key: 100-93 excellent condition (and rarely found), 92-85 above average, 84-77 average with typical found defects, 76-69 fixer upper, 68-61 appears to be large project, 60-53 bring bulldozer