

Home Inspection Checklist

*YOUR COMPREHENSIVE GUIDE TO WHAT
A HOME INSPECTOR IS LOOKING FOR*

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No home is ever perfect...

NOT EVEN A BRAND NEW HOUSE THAT HAS NEVER BEEN LIVED IN. IT IS NORMAL AND EXPECTED TO FIND THINGS WRONG WITH A HOUSE THAT PEOPLE HAVE LIVED IN OVER THE YEARS.

THESE ARE THINGS THAT A PROFESSIONAL HOME INSPECTOR LOOKS FOR DURING AN INSPECTION.

Landscaping

- Grading so that rain water runs away from the foundation
- Evidence of standing water
- Evidence of leaks from septic tank (if applicable)
- Walkways in good condition
- Branches or bushes touching the house or hanging onto the roof
- Railings on stairs and decks meet code requirements and are not loose
- Driveways, sidewalks, patios, entrance landings in good condition
- Downspouts drain away from the house

Please Note: This checklist should NOT be considered a substitute for a home inspection. I know many very qualified home inspectors in our area. Should you need a referral please feel free to contact me and I'll give you some names.



House Structure

- ___ Sides of house appear straight, not bowed or sagging
- ___ Window and doorframes appear square (especially bowed windows)
- ___ Visible foundation in good condition - no significant cracks

Exterior of House

- ___ Adequate clearance between ground and wood siding materials with no wood-to- earth contact
- ___ Siding: no cracking, curling, loose, rot or decay
- ___ Stucco: no large cracks (stucco may require a separate inspection from a specialist)
- ___ Vinyl or aluminum siding: no dents, damage, no bowing or loose siding
- ___ Vines attached to surface of house
- ___ Exterior paint or stain: no flaking paint or large blisters
- ___ Stains on exterior surfaces

Windows, Doors, and Trim

- ___ Wood frames and trim pieces are secure, no cracks, dry rot, or deterioration
- ___ Joints around frames are caulked
- ___ No broken glass (window or storm panes) or damaged screens, no broken doublepaned, insulated window seals.

Attic

- ___ Stains on underside of roofing or indication of leaks
- ___ Evidence of decay or damage to structure
- ___ Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)
- ___ Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational
- ___ No plumbing, exhaust or appliance vents terminating in attic
- ___ No open electrical splices

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Interior Rooms

- Stains on floors, walls or ceilings
- Flooring materials in good condition
- Any significant cracks in walls or ceilings
- Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay
- Interior doors operate easily and latch properly, no damage or decay, no broken hardware
- Paint, wall covering, and paneling in good condition
- Wood trim installed well and in good condition
- Lights and switches operate properly
- Adequate number of three pronged electrical outlets in each room
- Electrical outlets test properly (spot check)
- Heating/cooling source in each habitable room
- Evidence of adequate insulation in walls
- Fireplace: no cracking or damaged masonry, damper operates properly, flue has been cleaned, flue is lined

Kitchen

- Working exhaust fan that is vented to the exterior of the building
- Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)
- Dishwasher: drains properly, no leaks, baskets, door spring operates properly
- No leaks in pipes under sinks
- Floor in cabinet under sink solid, no stains or decay
- Water flow in sink adequate
- No excessive rust or deterioration on garbage disposal or waste pipes
- Built-in appliances operate properly
- Cabinets in good condition: doors and drawers operate properly

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Bathrooms

- ___ Working exhaust fan that doesn't terminate in the attic space
- ___ Adequate flow and pressure at all fixtures
- ___ Sink, tub and shower drain properly
- ___ Plumbing and cabinet floor under sink in good condition
- ___ If sink is metal, it shows no signs of rust, overflow drain doesn't leak
- ___ Toilet operates properly
- ___ Toilet stable, no rocking, no stains around base
- ___ Caulking in good condition inside and outside of the tub and shower area
- ___ Tub or shower tiles secure, wall surface solid
- ___ No stains or evidence of past leaking around base of bath or shower

Plumbing

- ___ Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system
- ___ Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house.
- ___ Water pump: does not short cycle
- ___ Galvanized pipes do not restrict water flow
- ___ Well water test is acceptable (if property is on a well)

Electrical

- ___ Visible wiring: in good condition and up to code
- ___ Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating
- ___ No aluminum cable for branch circuits

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Heating/Cooling System

- Appears to operate well throughout (good air flow on forced hot air systems)
- No rust around cooling unit
- No combustion gas odor
- Air filter(s) clean
- Ductwork in good condition
- No asbestos on heating pipes, water pipes or air ducts
- Separate flues for gas/oil/propane and wood/coal

Roof

- Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of shingles on roof
- Wood shingles or shake roof: no mold, rot or decay, no cracked/broken/missing shingles, no curling
- Adequate flashing
- No evidence of excess roofing cement/tar/caulk
- Soffits and fascia: no decay, no stains
- Exterior venting for eave areas: vents are clean and not painted over
- Gutters: no decay or rust, joints sealed, attached securely to structure, no sections of gutter or downspout missing, gutters are not clogged with debris
- Chimneys: straight, properly flashed, no evidence of damaged bricks, chimney cap in good condition

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