

# DIY Home Inspection Checklist

Presented by [Inspection Certification Associates](#)



## Exterior

### Inspect the Grounds

- Proper drainage away from the house
- No evidence of standing water
- No leaks from the septic tank/field
- No branches touching or hanging over the roof
- The yard, landscaping and walkways are in good condition
- Additional structures (fences, decks, garages, retaining walls, sheds) are in good condition
- Railings on decks and stairways are secure
- Driveways, sidewalks, and patios are in good condition
- Downspout drainage is directed away from the house/structure

### Structures

- Visible foundation is in good condition – straight, no visible cracks
- Sides of house are not bowing or sagging
- Door and window frames are square
- Siding is not cracked or damaged
- No cracks in masonry veneers
- No dents or damage to vinyl siding
- No stains on exteriors or flaking paint
- Garage door opens and closes as intended

### Doors, Windows & Trim

- Wood frames and trim pieces are secure, not rotting or cracking
- Joints around frames are caulked in
- No broken glass or damaged screens

### Roof

- Shingles are not bent, molding or flaking
- No more than two layers of roofing
- Wood shingles or shakes – no mold, rot or decay; no cracked/broken shingles
- Flashing is present around roof penetrations
- Gutters are not sagging or rusted
- Chimneys are straight and flashed correctly; no damaged bricks
- Exterior vents are clear

### Interior

#### Attic

- No stains around roof penetrations
- No signs of decay or damage
- Sufficient insulation that has been properly installed
- Proper ventilation
- No plumbing, appliance, or exhaust vents terminate here

#### Rooms

- Floors, walls, and ceilings are straight and level
- Flooring in good condition, not stained
- Walls, ceilings, and floors in good condition, not stained
- Paint is not chipped
- Wood trim installed properly and in good condition
- Light switches are functional
- Heating/cooling source present in each habitable room
- Adequate insulation in walls
- Windows are in good condition
- Doors are functional and not damaged
- Door frames are in good condition
- Fireplace flue is clean and functional, no cracks/damage in masonry
- Cabinets are functional
- Smoke detectors are working

## Miscellaneous

- Stairway tread is in place
- Stairway handrails are secure
- Crawl spaces are adequately vented
- Basement is in good condition
- Carbon monoxide detectors are functional and located where required

## Kitchen

- Exhaust fan operational; vents to exterior
- Ground Fault Circuit Interrupter (GFCI) protection for electrical outlets within 6 feet of sink
- Dishwasher drains properly, no leaks
- No leaks under sink
- Cabinet under sink – no signs of stains, decay or mold
- Sink provides adequate water flow
- No signs of excessive rust or damage on garbage disposal
- Cabinets are functional and not damaged
- No leaks under sink
- Toilet operational, stable, no stains around base
- Caulking around tub/shower area in good condition
- Tub/shower tiles secure and not damaged
- No evidence of leaks around base of tub/shower

## Bathrooms

- Working exhaust fan that vents to exterior
- Proper water flow and pressure to all fixtures
- Shower, tub and sink drain properly

## Basement

- No evidence of moisture/sitting water
- No stains or major cracks in foundation
- No sagging, damage, or decay in structural wood

## Crawlspace

- Adequately vented
- Insulation present on exposed pipes
- No insect damage
- No moisture damage

## Home Systems

### Plumbing

- Pipes are not leaking or damaged
- Water pressure is steady
- Plumbing is fully operational
- Water heater functions adequately

### Electrical

- Electrical outlets are functional and grounded
- Insulation is adequate
- Electrical wiring is secured and working properly
- Service panel is not overheating

### HVAC System

- HVAC system operates well throughout home
- Air filters are clean
- Ductwork is in good condition
- No asbestos on pipes or air ducts

