One Foundation Realty

Find Your Foundation, Build Your Future

Home Inspection Checklist

Comprehensive checklist to help you evaluate potential homes and identify issues before making an offer.

What to Bring
- Flashlight & phone charger
- Measuring tape
- Slip-on shoes

Ask the Seller
- Age of roof, HVAC, water heater
- Permits/major upgrades
- Known issues or leaks

Pro Tip
- Schedule licensed inspection after walkthrough
- Ensure utilities are on
- Photograph issues for your offer strategy

Section 1 Pre-Inspection Prep

Bring this list, a flashlight, and wear shoes you can slip on/off.

- [ ] Confirm utilities are on (water, power, gas)
- [ ] Ask about ages of roof, HVAC, water heater, major upgrades
- [ ] Review seller disclosures and flag follow-ups
- [ ] Schedule licensed inspector for formal report

Section 2 Exterior & Site

Curb appeal is nice, drainage is nicer.

- [ ] Grading slopes away from foundation (no standing water)
- [ ] Driveway/walkways: trip hazards, cracks, pooling
- [ ] Fencing/retaining walls: leaning, rot, loose posts
- [ ] Siding/stucco/brick: cracks, damage, wood rot
- [ ] Paint/caulking: peeling, gaps at trim and penetrations

Section 3 Roof & Attic

Leaks are expensive—look up.

- [ ] Roof covering: missing/curled shingles or cracked tiles
- [ ] Flashing at chimneys/vents: rust, gaps, failed sealant
- [ ] Gutters/downspouts: clear; directs water away from house
- [ ] Attic: moisture stains, mold, daylight through roof
- [ ] Insulation depth/coverage; proper ventilation

Section 4 Foundation & Structure

Movement matters.

- [ ] Foundation: cracks wider than 1/4 inch; bulging walls
- [ ] Interior: doors/windows sticking; sloped floors
- [ ] Crawlspace/basement: moisture, efflorescence, pests
- [ ] Framing visible: notched/over-bored joists; DIY alterations

Section 5 Plumbing

Leaks like to hide—be nosy.

- [ ] Run multiple fixtures simultaneously to test pressure
- [ ] Look under sinks for active leaks/stains/corrosion
- [ ] Water heater: age, TPR discharge, strapping, pan/drain
- [ ] Supply lines: copper/PEX/galvanized; signs of leaks
- [ ] Locate main shutoff valve

Section 6 Electrical

Safety first.

- [ ] Main panel: labeling, double-tapped breakers, rust
- [ ] GFCI/AFCI where required (kitchen, baths, garage, exterior; AFCI in bedrooms)
- [ ] Outlets/switches: test for power/heat; loose boxes
- [ ] Wiring: junction boxes covered; no open splices

Section 7 HVAC

Comfort + efficiency.

- [ ] Furnace/air handler: age, service stickers, unusual noise
- [ ] Air filter: size/condition; returns clean
- [ ] AC condenser: fins clear; level pad; clean coil
- [ ] Thermostat works; reasonable temp change
- [ ] Ducts: damaged, disconnected, or uninsulated runs

Section 8 Interior Rooms

Walls, floors, windows—repeat.

- [ ] Ceilings/walls: stains, cracks, fresh paint patches
- [ ] Floors: soft spots, uneven areas, loose tiles/boards
- [ ] Windows: open/close/lock; broken seals (fogging)
- [ ] Doors: latch/lock; rub/bind; weatherstripping at exteriors

Section 9 Kitchen & Appliances

High-use zone deserves extra eyes.

- [ ] Cabinets/drawers function; sink base dry
- [ ] Counters/backsplash: cracks, gaps, failed caulk
- [ ] Run dishwasher; test burners/oven; microwave venting
- [ ] Sink: hot/cold, sprayer, disposal; leaks under sink
- [ ] Exhaust vents to exterior if possible

Section 10 Bathrooms & Laundry

Water + time = trouble.

- [ ] Toilets firm to floor; good flush
- [ ] Tubs/showers: grout/caulk intact; surround solid
- [ ] Exhaust fan vents to exterior
- [ ] Laundry: supply hoses; pan/drain; 240V or gas as needed

Section 11 Safety & Environmental

Healthy house, happy you.

- [ ] Smoke/CO detectors present & tested

- [ ] Stairs/railings secure; proper baluster spacing
- [ ] Garage: self-closing door to house; GFCI outlets
- [ ] Consider tests: radon, mold, lead paint (pre-1978)

Section 12 Final Walkthrough

Last check before you commit.

- [ ] Re-test key systems: hot water, HVAC, major appliances
- [ ] Operate every window/door; verify agreed repairs
- [ ] Check for new leaks after running fixtures
- [ ] Confirm included items remain (fixtures, remotes, manuals)

This checklist is a general guide; consult your agent for local requirements.