

Personal Inspection Checklist



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Basic Information	Home 1	Home 2	Home 3
Home Address			
Date Visited			
Structure (Walls, Roof, Floors, Basement, and / or Foundation)			
From a distance, do the outside walls look level and flat? (If answer "NO," then potential problem)			
Are there cracks at the bottom corners of outside windows and doors? (If answer "YES," then potential problem)			
Are the trees at least as far away from the home as their height when they are full-grown? (If answer "NO," then potential problem)			
Inside, are any walls bowed or not square at the corners? (If answer "YES," then potential problem)			
Inside, are there cracks at the corners where the wall meets another wall, window, or door? (If answer "YES," then potential problem)			
Are there cracks in the brick fireplace wall? (If answer "YES," then potential problem)			
When you raise and lower the windows, do they fit squarely? (If answer "NO," then potential problem)			
When you open and close doors, do they fit squarely? (If answer "NO," then potential problem)			
When you jump in the middle of the living room, does it feel solid? (If answer "NO," then potential problem)			
Are there large cracks in the basement or crawl space concrete? (If answer "YES," then potential problem)			

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Structure (continued)	Home 1	Home 2	Home 3
Are there signs of water damage on the ceilings? See the last page for signs of water damage. (If answer "YES," then potential problem)			
Are there signs of water damage in the basement? (If answer "YES," then potential problem)			
Are there signs of insect infestation in the basement? (If answer "YES," then potential problem)			
<u>Exterior</u>			
Does the ground slope toward the house? (If answer "YES," then potential problem)			
Does the deck have any cracked beams? (If answer "YES," then potential problem)			
Does the deck look level? (If answer "NO," then potential problem)			
Does the retaining wall have any cracks? (If answer "YES," then potential problem)			
Does the retaining wall have holes for drainage? (If answer "NO," then potential problem)			
Is the retaining wall leaning? (If answer "YES," then potential problem)			
Is the fencing rotting? (If answer "YES," then potential problem)			
Is the fence falling down/not secure? (If answer "YES," then potential problem)			
Are the outside steps cracking? (If answer "YES," then potential problem)			
Are the outside steps level? (If answer "NO," then potential problem)			

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<u>Exterior</u> (continued)	Home 1	Home 2	Home 3
Does the driveway slope toward the garage? (If answer "YES," then potential problem)			
If the driveway slopes toward the garage, is there a drainage well across the width of the entrance to collect water? (If answer "NO," then potential problem)			
<u>Roof and Attic</u>			
Is the roof new and in good shape? (If answer "NO," then potential problem)			
Does the roof look neat and properly applied? (If answer "NO," then potential problem)			
Will gutters, downspouts, and drainage pipes carry excess water away from the home? (If answer "NO," then potential problem)			
Are there any broken rafters in the attic? (If answer "YES," then potential problem)			
Are there water stains on the wood supports in the attic? (If answer "YES," then potential problem)			
Are there any pest droppings? (If answer "YES," then potential problem)			
<u>Plumbing</u> (If you answer "YES" to any of the below questions, then there is a potential problem with the plumbing.)			
Is there poor water pressure when you turn on the faucets and flush the toilets?			
Is water slow to drain in the sinks and bath?			
Is there a sewage odor?			

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<u>Systems and Components</u> (If you answer "YES" to any of the below questions, then there is a potential problem with that system or component.)	Home 1	Home 2	Home 3
Are there any rooms not heated or air-conditioned?			
Does the gas furnace run noisily?			
Are there wet spots on the floor by the water heater?			
Is the water heater tank rusted?			
Is there discoloration or black soot on the lower outside surface of the water heater?			
Is there an unusual burning odor around the water heater?			
<u>Electrical</u>			
Is the main circuit breaker marked at least "100 amps?" (If answer "NO," then potential problem)			
Is there a fish smell coming from a receptacle or switch? (If answer "YES," this is a problem)			
Do the light switches work when you turn them on and off? (If answer "YES," then potential problem)			
<u>Appliances</u> (If you answer "NO" to any of the below questions, then there is a potential problem with that appliance.)			
Does the stove/range and oven work?			
Does the built-in microwave work?			
Does the dishwasher work?			
Does the garbage disposal work?			
Is there an appropriate amount of smoke detectors throughout the home?			

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<u>Garage</u>	Home 1	Home 2	Home 3
Does the garage door open? (If answer "NO," then potential problem)			
When you open and close the entry door, does the door fit squarely? (If answer "NO," then potential problem)			
Are there signs of water damage on the ceiling or walls? (If answer "YES," then potential problem)			

Signs of Water Damage

1. There is a musty odor or damp smell.
2. There is mold.
3. There is a white or graying ash on the walls.
4. The surface of concrete, brick, or stone is flaking, peeling, or popping off.
5. The drywall or plaster has a brownish stain. The surface is bubbling up and the tape is starting to peel away.