

# Comprehensive Home Inspection Checklist

This checklist is intended for preliminary assessment purposes only and should not be considered as a definitive home inspection report. It is not exhaustive and may not cover all potential issues with a property. For a complete and authoritative evaluation, it is essential to engage the services of Total Home Inspection or another qualified, educated, licensed, and experienced ASHI certified home inspector in your locality.

Use this checklist as part of a broader due diligence process when considering the purchase, sale, or maintenance of a property. The checklist is a tool to assist you in identifying areas for potential concern but does not replace the expertise and thoroughness of a professional inspection. A detailed inspection from a certified inspector is strongly recommended to ensure a comprehensive understanding of the property's condition.

## ***Grounds***

- Proper drainage with graded soil away from the house.
- Vegetation, including bushes and trees, trimmed back at least 12 inches from the structure.
- Check for wood-to-soil contact and remedy to prevent rot and termites.
- Inspect the foundation for any signs of cracks, leaning, settlement, or moisture issues.
- Ensure all railings on stairs and decks are secure.

\_\_\_\_ Downspout drainage should be directed away from the structure with splash blocks in place.

\_\_\_\_ Siding, trim, and fascia should show no signs of rot or damage, caulked around windows and doors.

\_\_\_\_ Exterior paint or stain should be intact without signs of failure.

\_\_\_\_ Check the condition of exterior structures such as fences, sheds, and detached garages for stability and signs of wood rot or termite damage.

### ***Roof and Attic***

\_\_\_\_ Shingles/tiles should be intact without missing, broken, or curling pieces.

\_\_\_\_ Flashing around penetrations should be secure with no signs of wear or leakage.

\_\_\_\_ Gutters and downspouts should be secured, free of debris, and showing no signs of decay.

\_\_\_\_ Attic should have sufficient, properly installed insulation, and no signs of moisture or leaks.

\_\_\_\_ Ensure proper ventilation, with no blockage of soffit vents, and all mechanical ventilation operational.

\_\_\_\_ Check for any discoloration that may indicate a leak, especially around roof penetrations.

### ***Basement and Crawlspace***

\_\_\_\_ Inspect for moisture or rot, ensuring that insulation is in place and vapor barriers are intact.

\_\_\_\_ Look for cracks, signs of settling, or water marks on the foundation walls.

\_\_\_\_ Verify that all plumbing, ducting, and electrical systems are secure and show no signs of damage or wear.

\_\_\_\_ Ensure the sump pump (if present) operates properly and that there are no signs of water intrusion or damage.

***Plumbing System***

\_\_\_\_ Check for leaks and ensure proper operation of all water fixtures, including sinks, showers, tubs, and toilets.

\_\_\_\_ Inspect water heater for proper function and signs of leaks or rust. Check the age and condition of the unit.

\_\_\_\_ Verify that the septic system or sewer connection has been serviced and is functioning correctly.

\_\_\_\_ Check all visible pipes for signs of damage or leaks, ensuring that the water pressure is within an acceptable range.

***Electrical System***

\_\_\_\_ Inspect the service panel for proper operation, labeling, and capacity. Check for overheated breakers.

\_\_\_\_ Test all outlets for correct polarity, grounding, and operation of GFCIs in required areas.

\_\_\_\_ Ensure that all lights and switches operate properly, with no signs of damage or arcing.

\_\_\_\_ Verify that smoke detectors and carbon monoxide detectors are operational and properly located.

***Heating and Cooling Systems***

\_\_\_ Check the operation of the HVAC system in both heating and cooling modes.

\_\_\_ Replace furnace filters and inspect for proper maintenance records.

\_\_\_ Inspect all ductwork for damage, adequate insulation, and cleanliness.

\_\_\_ Check that all flues have no open seams and that they slope upward to the chimney connection without any signs of rust or damage.

### ***Interior Rooms and Garage***

\_\_\_ Floors, walls, and ceilings should be straight, plumb, and level with no significant cracks or stains.

\_\_\_ Test operation of windows, doors, and hardware, ensuring proper sealing and locking mechanisms.

\_\_\_ Inspect the condition of paint, wall coverings, and wood trim.

\_\_\_ Check that all built-in appliances operate properly and are in good condition.

\_\_\_ Inspect the garage for proper operation of doors, electrical systems, and verify that it meets fire safety standards.

### ***Kitchen and Bathrooms***

\_\_\_ Ensure all plumbing under sinks is in good condition with no leaks or water damage.

\_\_\_ Test exhaust fans for operation and venting to the exterior.

\_\_\_ Check that all fixtures, including sinks, showers, and tubs, have adequate flow, pressure, and drainage.

\_\_\_ Verify that caulking is intact and tiles are secure in showers and bath areas.

### ***Miscellaneous Checks***

\_\_\_\_ Test doorbells and confirm that all door locks and seals function correctly.

\_\_\_\_ Look for any signs of infestation or damage from rodents or insects.

\_\_\_\_ Use a level or marble to check for level floors, and inspect for signs of foundation movement or issues.

\_\_\_\_ Consider the use of a thermographic imager to check for hot spots in electrical systems and insulation issues around doors and windows.

\_\_\_\_ Check the age and condition of major appliances and systems to gauge expected remaining lifespan.

\_\_\_\_ Verify the presence and condition of weatherstripping on windows and doors.

\_\_\_\_ Check all handrails for stability and confirm that stair treads and risers are solid.

Please make sure to have any areas of concern checked by a professional if any issues are found during the inspection. If you would like to book a home inspection with our company directly, please visit:

<https://gulfcoasthomeinspectors.com>