



Home Buyer's Inspection Checklist

Prior to taking possession, the home buyer should conduct an inspection. Check to determine if the property and all of the systems are in the same condition (or repaired satisfactorily) as when you last visited the property. Use the Appraisal Report, (if any) and Home Inspection Report (if any) and this general checklist. Plan for one-half to one hour to make the inspection.

GENERAL ELECTRICAL

- Are the items to be left by the seller (if any) present?
- Do the lights come on at each switch?
- Is there visible damage with the furniture gone?
- Are all of the light fixtures and ceiling fans present?
- Do the smoke detectors test functional?
- Do the breakers test properly?

EXTERIOR AND STRUCTURE

- Are there new larger cracks or separations?
- Have the repairs and painting been finished?
- Are wooden decks and hand rails secure?

BASEMENT, CRAWL SPACE, AIR DUCTS

- Are the lowest portions dry?
- Does the sump pump (if any) operate?
- Are the crawl space vents open for good ventilation?

HEATING, COOLING, FIREPLACE & HOT TUB

- Systems function when you operate the controls?
- Are the filters clean? Any extra filters left?
- Is there debris clogging the exterior units?

LOT AND GROUNDS

- Any changes to the driveway, patio or sidewalks?
- Are the fences tight and do the gates operate?
- Reset the automatic sprinkler to minimum setting?

ATTIC

- Are there visible problems with the stored items gone?
- Does anything seem loose or disconnected?

KITCHEN

- Are the appliance accessories present?
- Do the appliances still operate satisfactorily?
- Are the instructions / warranties left for the appliances?
- Do the cabinets, countertops or floors appear damaged?

GARAGE

- Do the car doors work smoothly and reverse?
- Is the ladder (if any) secure to carry items up to attic?
- Do you have the car door remote controls?
- Is insulation blocking vents or over recessed lights?
- See any damage with the personal items gone?

INTERIOR WALLS, CEILINGS, FLOORS & WATER

- Are there any stains on the ceilings or walls?
- Has the regrading (if any) been accomplished?
- Are the carpets stained adjacent to the shower areas?
- Are the gutters aligned and cleaned of debris?
- Are there broken windows or doors?
- Do the downspouts direct water positively away?
- Check all hand rails to be sure they are secure?

PLUMBING AND ROOF

- Do the faucets and drains function satisfactorily?
- Is there hot water at each appropriate location?
- Do the toilets flush and cycle normally?
- Check beneath each cabinet for leaks and moisture?
- Are there missing shingles since the last visit?
- Have the roof repairs (if any) been performed?
- Is the attic ventilation open and working?
- Are the bushes & trees trimmed back & not touching?