

Property Address

Exterior:

Roof/Attic:

- | | | |
|---|-----|----|
| ▪ Are there shingles missing? | YES | NO |
| ▪ Is there flashing and trim installed? | YES | NO |
| ▪ Are there any signs of leaks? | YES | NO |
| ▪ When will the roof need to be replaced? | YES | NO |
| ▪ Molding wood? | YES | NO |
| ▪ Rat droppings? | YES | NO |

Foundation:

- | | | |
|--|-----|----|
| ▪ Are there visible cracks on the outside walls? | YES | NO |
| ▪ Are there any trees near the foundation? | YES | NO |

Yard:

- | | | |
|--|-----|----|
| ▪ Does the drainage slope away from the house? | YES | NO |
| ▪ Are there any soggy areas you can identify? | YES | NO |
| ▪ Are the walkways and driveway in good condition? | YES | NO |

Interior:

Appliances: (If included)

Do the appliances appear to be well-maintained? YES NO

What are the ages of the:

	Appliance	Age	Comments
<input type="checkbox"/>	Refrigerator		
<input type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Oven		
<input type="checkbox"/>	Washer		
<input type="checkbox"/>	Dryer		

Structural Elements:

- | | | |
|--|-----|----|
| ▪ Has there previously been a fire in the home | YES | NO |
|--|-----|----|

- Do the walls show vertical or horizontal cracks? YES NO
- *If there are belongings piled against the wall, request that they be moved for the second viewing.*
- Are there any stains on the floors, walls or ceilings YES NO

Ventilation and Sub-Systems:

- Does the house smell? YES NO
- Can you identify the source? YES NO
- Do the heating and AC systems appear to be working? YES NO
- Does the water heater produce enough hot water? YES NO
- Is there a working exhaust fan in the kitchen? YES NO

Electrical:

- Do all the switches work? YES NO
- Is each outlet properly grounded? YES NO
- Do the ceiling fans work? YES NO
- Has the electrical panel been recalled? YES NO

Plumbing:

- Are there any unusual noises? YES NO
- Are there any leaks under the sinks (bathrooms and kitchen)? YES NO
- Flush the toilet. Turn on the faucets to check water pressure.
Do the faucets and other fixtures have enough pressure? YES NO

Garage:

Check all of the following elements for signs of damage or wear:

- Slab YES NO
- Walls YES NO
- Ceiling YES NO
- Vents YES NO
- Garage Door YES NO
- Lights YES NO
- Openers YES NO
- Windows YES NO
- Roof YES NO

Once you've found the house, it's always wise to hire an inspector to give the house a more thorough inspection.