

Home Inspection Checklist



Libro always recommends a professional home inspection to assess and report all issues prior to purchasing a home. Since we are aware that some home buyers decide to forego a professional home inspection, we have made this comprehensive checklist for you to know what to look for in the property you are looking to purchase.



Exterior:	Good	Repair	Replace
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Grounds & Yards

Tree roots or vines not encroaching on building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grade walkways and drive slope away from house, driveway sealed and crack-free.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walkways sealed, even, level and crack-free. Outdoor steps level and safe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window wells free from obstructions. Plastic window well covers in place.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing well-maintained and waterproofed. Garage structure well maintained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors painted, free from damage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance apron (garage floor under door) crack-free, level garage door, opener functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage floor crack-free and level. Electrical outlets functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other sheds & buildings in good repair.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roof & Chimney

No hail and water damage. Shingles and eaves: no deterioration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient roof ventilation in place. Chimney: no crumbling brick.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney flue liner and cap: no cracks or deterioration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves: covered and clean of debris.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior:	Good	Repair	Replace
Facia: no deterioration and adequate ventilation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downspouts: clean of debris, sealed at connections.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Splash blocks in place beneath downspouts (to drain away from building).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain connection to downspouts sealed and clear of debris.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors & Windows			
Screens, windows and frames are in good repair, open and close easily.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance door, frame, threshold, hardware all working.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casement windows – cranks in good repair.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture and mildew-free.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Outside			
Exterior lighting all in working order.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFI (Ground Fault Intercept) installed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface and underground wiring operational.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior of Building			
Aluminium, vinyl, steel siding: no dents, stains, missing pieces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stucco walls: cracks, deterioration, stains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood exteriors: water damage, rot, termite or insect damage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick masonry: deterioration or weep holes in masonry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Masonry window and door sill joints: cracks/deterioration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing above doors and windows in good repair.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation: check for evidence of moisture seepage or cracks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cement parging - deterioration. Check for corner cracks (poured cement foundation).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood post foundation deterioration or evidence of insects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porches or verandas: Check for deterioration and animal damage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch roof shingles, sheathing, soffits, guardrails, handrails and supports.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior paint in good repair.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood decks treated with water-proof stain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior caulking: present around windows, doors, openings, around roofing, foundation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Interior:	Good	Repair	Replace
All Rooms			
Light fixtures and switches operational.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hairline cracks on walls or ceiling. Caulking around windows and doors. Squeaky floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visible mold or mildew. Moisture or musty smells.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture stains on ceilings and walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen			
Kitchen counter and sink undamaged. No rust.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen sink plumbing operational.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LQC split receptacle, electrical outlets, or GFCI outlets present.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathrooms			
Toilet leaking or running continuously. Toilet sweating.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower fiberglass or plastic cracked. Ceramic tile loose or missing grout.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking around fixtures in bathtub and shower. Chipped enamel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom fixtures operational, exhaust fan operational, jacuzzi tub motor functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI outlets present.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows			
Casement windows open and close easily. Crank and hardware present and working.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture and mildew on inside surface of window and frame.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture between thermo-pane windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crawl Space			
Easily accessible. Adequate ventilation and insulated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No mildew, mold or moisture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic			
Easily accessible. Insulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weather-stripped. Ventilation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust ducts present (for bathroom and kitchen vents).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement			
Stairs and handrail in good condition. Floor crack-free.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings: stains, crack-free, no moisture or mildew smell.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No sign of rodent or insect damage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light switches and fixtures operational.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry tub clean and crack-free. Plumbing not leaking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning			
Furnace operational, clean and no smell of gas in the home.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Interior:	Good	Repair	Replace
No sign of rust or water stains on furnace.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electronic air cleaner.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier – operational.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Computerized thermostat functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot water supply functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air conditioner – leaks or moisture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous			
Electrical system meets current code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon monoxide detectors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any fireplaces or stoves functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas fireplace pilot light functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos pipe wrap on hot water systems, boilers or heat ducts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor joists.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dry Rot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos (was used in older homes) - check vinyl flooring and insulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urea Formaldehyde Foam Insulation (UFFI) (was used in some older homes).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but NOT exhaustive.