

PRE-INSPECTION Checklist

Use a checklist like this to make sure that you are looking at all parts of the house. Check off those items that are in good condition and make notes about those that are not.

Note: This checklist should not be relied upon as a home inspection report and is not a substitute for a professional inspection. This list is representative but not exhaustive.

Grounds

- Proper grading with drainage away from house
- No evidence of standing water
- No leaks from septic tank or leach field
- Yard, landscaping, trees, and walkways in good condition
- No branches or bushes touching house or overhanging roof
- Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition with no termite damage or rotted wood
- Railings on stairs and decks are secure
- Driveways, sidewalks, patios, and entrance landings in good condition and pitched away from structure
- Downspout drainage directed away from structure

Structure

- Ridge and fascia board lines appear straight and level
- Sides of house appear straight, not bowed or sagging
- Window and door frames appear square
- Visible foundation appears straight, plumb, with no significant cracks

Exterior Surface

- At least 6 inches clearance between ground and wood siding; no wood-to-earth contact
- Siding has no cracking, curling, looseness, rot, or decay
- Masonry veneers have no cracked joints or broken components
- Stucco has no large cracks
- Vinyl or aluminum siding has no dents, bowing, or loose panels
- No vines on exterior surfaces
- Exterior paint or stain has no flaking or blisters
- No stains on exterior surfaces

Windows, Doors, Trim

- Wood frames and trim are secure with no cracks, rot, or decay
- Joints around frames are caulked
- No broken glass or damaged screens
- Double-pane seals intact
- Glazing compound in good condition
- Storm windows or thermal glass installed
- Drip caps installed over windows

Roof

- No curling, cupping, missing, or damaged shingles
- No more than two roofing layers
- No mold, rot, cracked, or missing wood shingles
- Flat roofs show no cracks, splits, heavy blistering, or silt deposits
- Flashing properly installed
- No excess roofing cement or caulk
- Soffits and fascia have no decay or stains
- Vents clean and not painted over
- Gutters secure, clean, no sagging or missing sections
- Chimney straight, properly flashed, mortar cap in good condition

Attic

- No stains under roofing
- No structural decay
- Proper insulation and ventilation
- No vents terminating in attic
- No open electrical splices

Crawl Space

- Adequately vented
- Pipes insulated
- Proper vapor barrier
- No insect or moisture damage

Basement

- No evidence of moisture
- Foundation exposed with no major cracks
- Structural wood has no sagging, decay, or insect damage

Interior Rooms

- No stains on floors, walls, or ceilings
- Flooring in good condition
- No significant wall or ceiling cracks
- Windows and doors operate properly
- Interior doors latch properly
- Paint and wall coverings in good condition
- Trim in good condition
- Lights and switches operate properly
- Electrical outlets test properly
- Heating and cooling vents clean
- Fireplace in good condition

Bathrooms

- Exhaust fan vents properly
- Adequate water flow and pressure
- Fixtures drain properly
- Plumbing under sink in good condition
- Toilet operates properly and is stable
- Caulking in good condition
- Tiles secure
- No signs of leaking

Kitchen

- Exhaust fan vents to exterior
- GFCI outlets within 6 feet of sink
- Dishwasher drains properly
- No leaks under sink
- Cabinet floor under sink solid
- Adequate water flow
- No excessive rust on disposal or pipes
- Appliances operate properly
- Cabinets function properly

Plumbing

- No visible pipe damage or leaks
- Drain pipes slope properly
- Water heater shows no rust and vents properly
- Hot water temperature between 118–125°F

If You are Hiring a Contractor to Make Improvements/Repairs, Consider This:

- Shop around...don't rush into choosing a contractor
- Get at least three written estimates for the identical work to compare
- Get references from the contractors so you can check their work
- After you have made a choice, don't let work begin without a signed contract
- Be sure to specify what is to be done and when work is to be completed

Make sure the agreement contains:

- Who will do the work
- When the work is to be completed
- A detailed list of specific materials to be used
- The appliances and/or fixtures to be supplied
- The dates for beginning and completing the job
- Monetary penalties for non-completion of project on time
- A provision for the clean up of the premises
- Don't sign a contract that reads "work as per agreement"
- Specify that contractor will obtain all necessary licenses and permits
- Specify contractor will meet all zoning regulations & building codes
- Be sure contractor will indemnify you in case of not meeting all regulations
- Be sure that the contract states the contractor is responsible for any damages to your property
- If contractor guarantees the work, be sure it specifically states what is guaranteed and for how long
- Contract should state when payment is due. Never pay full price in advance; link payments to certain stages of completion of the entire job
- Final payment and the signing of any completion

Electrical

- Wiring in good condition
- Service panel adequate and properly connected
- No overheating breakers
- No aluminum branch wiring

Heating and Cooling

- System operates properly
- No rust around cooling unit
- No combustion gas odor
- Air filters clean
- Ductwork in good condition



CHRIS ESS
REAL ESTATE GROUP
Your "Ess"ential Guide for Real Estate

mobile: 678-899-8909

office: 770-240-2005

chrisessreg.com

