



DIY Consumer Home Inspection Checklist

Maintenance checklist for the serious home owner

Home ownership is a wonderful thing, but it can be expensive for many who are on a budget. Maintaining your home on a regular basis is very important and can save you a lot of money in the long run. By identifying problems early, before they become damaging to your property, you avoid costly repairs in the future. The DIY Consumer Home Inspection Checklist is designed to help the homeowner, landlord, or home buyer identify common defects to keep a well-maintained home. *A well-maintained home is a Happy Home.*

ROOF SURFACE

Caution inspecting roofs. (Can be inspected using binoculars at ground level).

Product material: ☐ asphalt shingle, ☐ metal, ☐ slate or clay, ☐ wood shingle, ☐ other

Condition: ☐ missing shingles, ☐ damaged shingles, ☐ signs of leak, ☐ other

Notes: _____

GUTTERS & DOWNSPOUTS

Caution inspecting gutters. (Can be inspected using binoculars at ground level).

Product material: ☐ aluminum, ☐ metal, ☐ copper, ☐ vinyl, ☐ other

Condition: ☐ missing components, ☐ damaged components, ☐ other

Notes: _____

VENTS, FLASHING, SKYLIGHTS, CHIMNEY

Caution inspecting roof components. (Can be inspected using binoculars at ground level).

Product material: ☐ aluminum, ☐ metal, ☐ Copper, ☐ brick, ☐ other

Condition: ☐ missing components, ☐ damaged components, ☐ other

Notes: _____

EXTERIOR SIDING & WALL COVERING, FLASHING, TRIM, SKIRTING

Caution inspecting exterior components. (Can be inspected using binoculars at ground level).

Product material: ☐ aluminum, ☐ metal, ☐ copper, ☐ vinyl, ☐ wood, ☐ brick, ☐ other

Condition: ☐ damaged or missing siding, ☐ damaged or missing trim, ☐ damaged or missing trim
☐ damaged or missing flashing, ☐ damaged or missing skirting, ☐ other

Notes: _____

EXTERIOR EVES, SOFFITS & FACIA

Caution inspecting exterior components. (Can be inspected using binoculars at ground level).

Product material: ☐ aluminum, ☐ metal, ☐ copper, ☐ vinyl, ☐ wood, ☐ other

Condition: ☐ damaged eaves, ☐ damaged or missing fascia, ☐ damaged or missing soffits
☐ soffits not vented, ☐ need painting, ☐ other

Notes: _____

EXTERIOR DOORS, STEPS, LANDINGS & RAMPS ☐ unsafe conditions observed

Product material: ☒ aluminum, ☐ metal, ☐ wood, ☐ composite, ☐ other

Condition: ☐ missing components, ☐ damaged components, ☐ need painting, ☐ other

Notes: _____

EXTERIOR PORCHES, PATIOS, DECKS, BALCONIES ☐ unsafe conditions observed

Product material: ☐ aluminum, ☐ metal, ☐ wood, ☐ composite, ☐ other

Condition: ☐ missing components, ☐ damaged components, ☐ need painting, ☐ other

Notes: _____

CARPORTS & GARAGES ☐ attached garage ☐ attached carport ☐ free standing carport or garage

Product material: ☐ aluminum, ☐ metal, ☐ wood, ☐ composite,

Condition: ☐ missing components, ☐ damaged components, ☐ need painting, ☐ other

Notes: _____

EXTERIOR RAILINGS, GUARDS & HANDRAILS ☐ unsafe conditions observed

Product material: ☐ aluminum, ☐ metal, ☐ wood, ☐ composite, ☐ other

Condition: ☐ missing components, ☐ damaged components, ☐ need painting

☐ improper spacing between intermediate balusters, spindles and rails, ☐ other

Notes: _____

EXTERIOR WINDOWS

Product material: ☐ aluminum, ☐ wood, ☐ composite, ☐ single pane, ☐ double pane, ☐ other

Condition: ☐ Cracked or missing glass, ☐ damaged frame, ☐ do not open and close,

☐ signs of air or water leak, ☐ need painting, ☐ other

Notes: _____

BASEMENT & FOUNDATION ☐ unsafe conditions observed

Product material: ☐ block, ☐ concrete, ☐ brick, ☐ stone, ☐ wood, ☐ concrete pad, ☐ pilons, ☐ other

Condition: ☐ missing components, ☐ cracked or damaged components, ☐ signs of leaks

☐ musty smell, ☐ signs of mold, ☐ signs of wood rot, ☐ other

Notes: _____

CRAWLSPACE & STRUCTURAL COMPONENTS ☐ inaccessible, ☐ signs of structural damage

Crawlspace base: ☐ concrete pad, ☐ brick, ☐ gravel, ☐ dirt, ☐ other

Condition: ☐ signs of water ponding, ☐ vapor barrier present, ☐ no vapor barrier, ☐ musty smell

☐ signs of mold, ☐ signs of wood rot, ☐ sagging or missing membrane

☐ frame rusting or damaged, ☐ no tie down present (manufactured homes)

☐ indications of foundation movement or settling (drywall cracks, uneven floors, etc.)

Notes: _____

HEATING & COOLING

Heating component: ☐ forced air heating, ☐ electric, ☐ steam, ☐ heat pump, ☐ other

Heating energy source: ☐ natural gas, ☐ propane, ☐ electric, ☐ solar, ☐ other

Condition: ☐ heating system turned on, ☐ system did not operate, ☐ no filter
☐ heating system dirty, ☐ location of thermostat for heating, ☐ other

Notes: _____

Cooling component: ☐ central air heating, ☐ evaporative cooling unit, ☐ window unit ☐ other

Condition: ☐ cooling system turned on, ☐ system did not operate, ☐ cooling system dirty
☐ signs of air or water leak, ☐ location of thermostat for cooling, ☐ other

Notes: _____

WATER SUPPLY

Main water shutoff: ☐ signs of leaking, ☐ corroded valve, ☐ valve needs replaced

Water supply lines: ☐ pex, ☐ copper, ☐ galvanized, ☐ pvc, ☐ other

Condition: ☐ signs of supply line water leak, ☐ faucet leak, ☐ toilet leak
☐ toilet keeps running to refill, ☐ hose bib leak, ☐ other

Notes: _____

Drains lines: ☐ pvc, ☐ abs, ☐ clay ☐ iron ☐ other

Condition: ☐ clogged drain, ☐ leak in drain, ☐ leak at base of toilet, ☐ toilet loose to floor
☐ sump pump present, ☐ sump pump not working, ☐ other

Notes: _____

WATER HEATER

Water heater component: ☐ gas, ☐ electric, ☐ on demand, ☐ other

Condition: ☐ water heater turned on, ☐ no hot water, ☐ system did not operate
☐ no pressure relief valve extension, ☐ signs of rust at base, ☐ other

Notes: _____

ELECTRICAL

Caution inspecting electrical components. (should be inspected by a qualified electrician).

Service drop: ☐ unsafe, ☐ not present, ☐ other (requires qualified electrician)

Notes: _____

Service conductors: ☐ unsafe, ☐ not present, ☐ other (requires qualified electrician)

Notes: _____

Service conductors, weather head, drip loops: ☐ unsafe, ☐ not present (requires qualified electrician)

Notes: _____

Service mast & raceway: ☐ unsafe, ☐ not present, ☐ other (requires qualified electrician)

Notes: _____

Electrical meter & base: ☐ unsafe, ☐ not present, ☐ station main connect (for manufactured homes)
☐ meter securely attached to structure (requires qualified electrician).

Notes: _____

Service entrance conductors (SEC's): ☐ unsafe, ☐ not present, ☐ other (requires qualified electrician)

Notes: _____

Main disconnect: ☐ unsafe, ☐ not present, ☐ other (requires qualified electrician)

Notes: _____

Electrical panelboard: ☐ unsafe, ☐ not present, ☐ panel rating 100 amp, ☐ panel rating 200 amp
☐ service ground present, ☐ no service ground found (requires qualified electrician)
☐ indications of solid conductor aluminum branch-circuit wiring

Notes: _____

Circuit breakers & ground fault: ☐ unsafe, ☐ not present, ☐ circuit breakers, ☐ fuses ☐ other
☐ ground fault present ☐ GFCI tested ☐ AFCI tested (requires qualified electrician)

Notes: _____

Notes: _____

ELECTRICAL CONTINUED

Switches, receptacles & lighting: ☐ unsafe, ☐ not present, ☐ tested switches ☐ tested receptacles
☐ receptacle polarity incorrect ☐ no receptacle grounding, ☐ major defects
☐ other (requires qualified electrician)

Notes: _____

Smoke & carbon monoxide detectors: ☐ unsafe, ☐ not present, ☐ no detectors in kitchen & bedrooms

Notes: _____

INSULATION & VENTING

Product material: ☐ blanket insulation, ☐ blown insulation, ☐ sheet insulation, ☐ other

Condition: ☐ lack of insulation in attic, ☐ lack of insulation in basement
☐ overall lack of insulation in insulated areas
☐ observed wet or moldy insulation in areas (signs of roof or structure leak)
☐ missing or lack of insulation under membrane underbelly (for manufactured homes)
☐ absence of ventilation in attic area, ☐ lack of ventilation in crawlspace area, ☐ other

Notes: _____

FIREPLACE & STOVE HEATERS

Caution inspecting fireplace components. (should be inspected by a qualified chimney sweep).

Heating component: ☐ brick fireplace, ☐ metal stove, ☐ infrared stove, ☐ electric, ☐ other

Heating energy source: ☐ wood burning, ☐ gas, ☐ electric, ☐ other

Condition: ☐ check lintels, ☐ check damper door operation, ☐ check cleanout door operation
☐ indications of cracks or damage, ☐ cracks or damage to hearth, ☐ check flue
☐ major material defects, ☐ minor material defects, ☐ requires cleaning by chimney

sweep

☐ no smoke or carbon monoxide detectors in fireplace area, ☐ other

Notes: _____

Notes: _____

Notes: _____

DOORS, WINDOWS & INTERIOR

Product material: ☐ aluminum, ☐ metal, ☐ wood, ☐ vinyl ☐ composite, ☐ other

Condition: ☐ observed door not closing or sealing properly
☐ observed improper window operation or broken seal
☐ observed signs of water leak or air draft around doors or windows
☐ observed cracks in walls, ☐ observed interior stains on ceiling or walls
☐ observed improper spacing between stair balusters, guards and railings
☐ observed uneven or damaged floors, ☐ found minor defects, ☐ found major defects

Notes: _____

Notes: _____

Notes: _____

CONCLUSION

Date: _____ Time: _____ ☐ clear day, ☐ overcast or rainy

Property owner name: _____

Address of property: _____

Checklist performed by: _____

ADDITIONAL NOTES

Notes: _____

Notes: _____

Notes: _____

The DIY Consumer Home Inspection Checklist is by no means a substitute for a professional home inspection by a certified home inspector. The consumer takes full responsibility for the use of this Home Inspection Checklist. If any defects, or damage are discovered, we recommend hiring a professional contractor to assess the problem before any repairs are made. *A well-maintained home is a Happy Home.*

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