



New Home Inspection Checklist

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As a buyer, a thorough home inspection is your first step toward protecting your investment in your new home. Whether you use the checklist below to perform a do-it-yourself home inspection or you use it to verify that the inspector you've hired covers all the bases, this free new home inspection checklist outlines all the systems and components that a thorough new home inspection should include.

New Home Inspection Checklist		Notes
General information		
	Approximate age of the structure	
	Construction type and style	
	Weather and soil conditions	
	Residence type	
	Number of stories	
	Approximate house orientation	
Lot, Grounds and Landscaping		
	Grade relative to drainage	
	Yard drains	
	Walks, driveway and landscaping	
	Patio and slabs	
	Outside lighting	
	Dangerous trees or limbs	
	Fences and gates	
	Outside faucets	
	Retaining walls	
Basement		
	Accessible areas	
	Moisture penetration	
	Piers	
	Foundation walls	
	Floor joists	
	Sills	
	Girders	
	Subfloor	
	Slabs	
	Insulation	
Crawlspace		
	Accessible areas	
	Moisture penetration	
	Sump pump	

Crawlspace <i>Continued</i>	
Vapor barrier	
Piers	
Foundation walls	
Floor joists	
Sills	
Girders	
Subfloor	
Ventilation	
Insulation	
Slabs	
General condition of viewable components	
Cracks	
Signs of settling	
Exterior	
Siding	
Shutters	
Trim rot	
Paint and caulking	
Fascia, soffits and eaves	
Porch, porch rails, stoop and stoop rails	
Deck and deck rails	
Doors and sliding doors	
Garage and garage door openers	
Windows	
Roof	
Material type and roof style	
Flashing and roof penetrations	
Skylights	
Gutters, downspouts and splash blocks	
Rafters, other upper framing elements and ceiling joists	
Roof decking	
Water penetration	
Whole house fan	
Ventilation	
Insulation	
Attic access	

Chimney and Fireplace	
General condition	
Gas logs	
Damper, chimney condition and flue liner	
Signs of settling and loose masonry	
Electrical System	
Service entrance	
Service wires (size and types) and grounding equipment	
Main panel and sub panels	
Over current and ground fault protection	
110 volt and 220 volt circuits	
Receptacles, light fixtures and switches	
Safety concerns	
Heating System	
Unit manufacturer, model number and serial number	
Location	
Air temperature rise	
General condition	
Heating unit description	
Energy source	
System type	
Total capacity relative to area served and approximate age	
Cooling System	
Unit manufacturer, model number and serial number	
Location	
Air temperature drop	
General condition	
Cooling unit description	
Energy source	
System type	
Total capacity relative to area served and approximate age	
Plumbing System	
Water supply	
Well pump	
Water shutoffs	
Water pressure	
Water pipes and pipe support and insulation	

Plumbing System <i>Continued</i>	
Water heater	
Waste water disposal, waste and vent pipes and pipe support	
Plumbing fixtures	
Laundry connections and dryer exhaust	
Bathrooms	
Interior	
Rooms	
Floors	
Walls	
Smoke alarms	
Ceilings	
Stairs	
Doors	
Permanently Installed Appliances	
Unit manufacturers	
Dishwasher	
Dishwasher	
Disposal	
Oven and energy source	
Range and energy source	
Refrigerator	
Trash compactor	
Microwave	
Water pipes and pipe support and insulation	