

Preparing for a home inspection



EXTERIOR

- Are any roof shingles missing?
- Does the grading around the house direct rainwater away from the foundation?
- Are there horizontal or vertical cracks in the foundation walls?
- Are the gutters and down spouts connected and secured to the house?
- Are the gutters and down spouts clean and free from debris and weeds?
- Is the exterior wood trim in good condition?
- Is the wood trim around the door in good condition?
- Are there any wood surfaces in direct contact with soil?
- Are stair or porch railings loose?
- Are the wood or concrete steps in good condition?
- Does any of the siding need repair or replacement?
- Are there any landscape timbers rotted?
- Do the retaining walls or fences need repair?
- Are the sidewalks and driveway in good condition?

INTERIOR

- Do windows need caulking?
- Do all the windows have operable latches?
- Can all the windows be opened and closed properly?
- Do any of the windows have cracked panes or broken seals?
- Do wall and ceiling surfaces have holes or cracks that need patching?
- Are any of the windows painted shut?
- Are stair railings loose?
- Are moldings loose, broken or missing?
- Do interior doors stick, or open and close smoothly?
- Are kitchen or bathroom tiles cracked?
- Can you explain the existence or repair of old water stains on walls and ceilings?
- Does the chimney damper open and close properly?
- Does the chimney need cleaning?
- Does the chimney mortar need pointing?
- Is there insulation present in the attic?
- Is the insulation in the attic blocking attic vents?
- Is there a distracting amount of clutter in any of the rooms that would prevent a thorough inspection?
- Are there any signs of insect infestation?



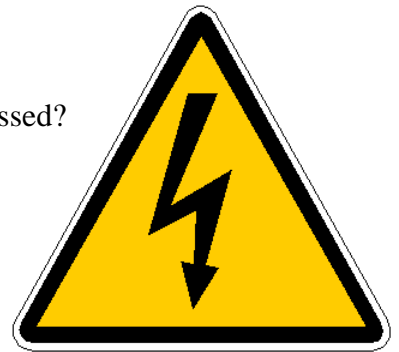
PLUMBING

- Do the base of the faucets or the faucets themselves leak?
- Do the faucets shut off completely, preventing water from dripping?
- Are the faucet and showerhead screens clear, allowing full water flow?
- Are there any drains clogged?
- Do the stopper mechanisms of sinks and bathtubs open and close properly?
- Is there insulation on the water pipes in unheated areas of the home?
- Is there access to the main water shut off valve?
- Is there access to the main gas shut off valve?
- Are the bathtub and shower enclosures properly caulked?
- Are the toilets loose at the floor or at the tank?



ELECTRICAL

- Are any receptacles, switches, or their covers broken or loose?
- Are all receptacles “hot” and switches operable?
- Do any light bulbs, fluorescent lights, or cosmetic lights need replacing?
- Do the ceiling fans work properly?
- Do the reset buttons of GFCI receptacles pop out when the test button is pressed?
Do they reset?
- Do the front and back doorbells work?
- Is the main electrical service wire entering the home secured to the exterior of the house?
- Do the electrical junction boxes have covers?
- Do smoke alarms function when the test button is pressed?
- Does the built-in microwave work?
- Do all of the electrical range-top burners and ovens work?
- Does the kitchen exhaust fan work?



©2016.

Compiled by Keith Silvas
Red Rock Home Inspections
2041 Vista Grande Dr.
Vista, Ca 92084
760.295.4351

redrockhomeinspections@gmail.com
www.redrockhomeinspections.com