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Pre-Purchase Checklist

Exterior

Exterior Siding/Veneer

☐Wood ☐Stone ☐Aluminum
☐Vinyl ☐Block ☐Hardiboard
☐Brick ☐Asbestos ☐Stucco
☐Other_____

Exterior Windows

☐Wood
☐Metal
☐Vinyl
☐Glass block
☐Insulated Glass
☐Single Pane Glass
☐Other_____

Trim/Fascias

☐Wood
☐Vinyl
☐Aluminum
☐Other_____

Exterior Doors

☐Wood ☐Metal
☐Other_____

Exterior Conditions	Doors	Siding	Windows	Veneer	Trim	Fascias	Gutters
Signs of Deterioration	☐	☐	☐	☐	☐	☐	☐
Peeling Paint	☐	☐	☐	☐	☐	☐	☐
Wood Rot	☐	☐	☐	☐	☐	☐	☐
Moisture Penetration	☐	☐	☐	☐	☐	☐	☐
Cracked Glass	☐	☐	☐	☐	☐	☐	☐
Loose caulking at joints	☐	☐	☐	☐	☐	☐	☐
Popping Nails	☐	☐	☐	☐	☐	☐	☐
Stress/Settlement Crack	☐	☐	☐	☐	☐	☐	☐
Needs Repair	☐	☐	☐	☐	☐	☐	☐
Inspected/Ok	☐	☐	☐	☐	☐	☐	☐

Deck/Balcony/Steps/Patio Location #1

☐Deck ☐Balcony ☐Steps ☐Patio
☐Front ☐Rear ☐Side
☐Wood ☐Steel ☐Concrete
☐Railing ☐N/A
☐Inspected/OK ☐Other_____

Deck/Balcony/Steps/Patio Location #2

☐Deck ☐Balcony ☐Steps ☐Patio
☐Front ☐Rear ☐Side
☐Wood ☐Steel ☐Concrete
☐Railing ☐N/A
☐Inspected/OK ☐Other_____

Walkways ☐N/A

☐Concrete
☐Brick
☐Flagstone
☐Settlement
☐Inspected/OK
☐Needs Repair
☐Other_____

Driveway ☐N/A

☐Asphalt
☐Brick
☐Concrete
☐Settlement
☐Inspected/OK
☐Needs Repair
☐Other_____

Retaining Walls ☐N/A

☐Wood
☐Stone
☐Masonry
☐Concrete
☐Inspected/OK
☐Needs Repair
☐Other_____

Fences ☐N/A

☐None
☐Wood
☐Metal
☐PVC
☐Inspected/OK
☐Needs Repair
☐Other_____

Vegetation/Trees

☐Displacing Foundation ☐Displacing Roof ☐Needs Trimming ☐Other_____

Remarks:

Plumbing

Service to House (Supply Lines)

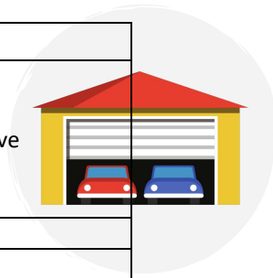
☐Copper
☐PVC
☐Galvanized
☐PEX
☐Not all Visible
☐Other_____

Interior Pipes

☐Copper
☐PVC
☐Galvanized
☐Not Visible
☐PEX
☐Flow Observed/OK
☐Needs Repair
☐Other_____

Remarks:

Garage



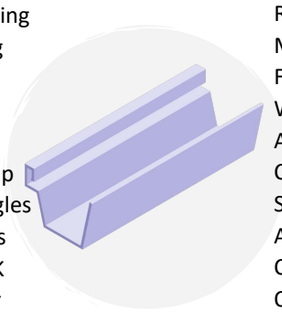
Type
- ☐Attached
- ☐Detached

Garage Door Opener
- ☐None
- ☐Safety Stop Functioning
- ☐Inspected/OK
- ☐Other_____

- ☐Functioning Properly
- ☐Safety Stop Inoperative
- ☐Needs Repair

Remarks:

Roof and Drainage



Roof Condition
- ☐Not Visible
- ☐Moderate Aging
- ☐Serious Aging
- ☐Curling
- ☐Cracking
- ☐Nail Popping
- ☐Moss Build-Up
- ☐Missing Shingles
- ☐Signs of Leaks
- ☐Inspected/OK
- ☐Needs Repair
- ☐Other_____

Surface Water Drainage
- ☐Good overall grade
- ☐Negative Grade
- ☐French Drain in place
- ☐Ground sloped toward house
- ☐Ground sloped away from house

Roof Covering
- Buildup
- Roll
- Metal
- Fiberglass Shingle
- Wood Shingle
- Asphalt Shingle
- Clay Tile
- Slate Tile
- Asbestos Tile
- Cement Tile
- Other_____

Chimney Type
- ☐N/A
- ☐Stone
- ☐Brick
- ☐Flue Visible
- ☐Wood
- ☐Metal
- ☐Damper Operable
- ☐Other_____

Gutters
- ☐None
- ☐Loose Sections
- ☐Leaking Joints
- ☐Rusting
- ☐Holes
- ☐Debris
- ☐No Drains
- ☐Inspected/Ok
- ☐Needs Repair
- ☐Other_____

Chimney Exterior
- ☐N/A
- ☐Signs of Chipping
- ☐Loose Mortar
- ☐Loose Bricks
- ☐Cracked Crown
- ☐Missing Rain Cap
- ☐Inspected/Ok
- ☐Needs Repair
- ☐Other_____

Remarks:

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Crawl Space

Moisture
- ☐Standing Water Found
- ☐No Sump Pump
- ☐Vaper Barrier Present
- ☐Drainage System Present
- ☐Evidence of Previous Repairs

- ☐Crawl Vents Blocked
- ☐Crawl Vents Missing
- ☐Evidence of Mold
- ☐Evidence of Rot to Subflooring
- ☐None ☐Not Visible

Floor
- ☐Concrete
- ☐Gravel
- ☐Cracks
- ☐Dirt
- Wood
- Other: _____

Remarks:

Attic Insultation & Ventilation

Access
- ☐Permanent Stairs
- ☐Disappearing Stairs
- ☐Door
- ☐Hatch
- ☐Not Accessible
- ☐Garage Access Only
- ☐Other_____

Sheathing
- ☐Plywood
- ☐Particle Board
- ☐Fire Rated Plywood
- ☐Plank
- ☐Sterling Board
- ☐Other_____

Moisture/Water Stains
- ☐None
- ☐Signs of Condensation
- ☐Evidence of Leaks
- ☐Mold Stains
- ☐Rot
- ☐Other_____

Insultation Type
- ☐Glass
- ☐Cellulose
- ☐Foam
- ☐Rockwool
- ☐Need Insulation
- ☐Possible Vermiculite
- ☐Inspected/OK

Remarks:

Interior Rooms

Floors	Walls	Windows
☐Wood	☐Sheetrock	☐Double Hung
☐Laminate	☐Wood Paneling	☐Single Hung
☐Carpet	☐Plaster Board	☐Sliding
☐Tile	☐Tile	☐Fixed Pane
☐Vinyl	☐Plaster	☐Awning
☐Slate	☐Nail Pops	☐Casement
☐Stone	☐Moisture Stains	☐Wood
☐Not Level	☐Cracks	☐Metal
☐Worn Carpet	☐Peeling Paint	☐Vinyl
☐Squeaks	☐Loose Wallpaper	☐Painted Shut
☐Damaged	☐Inspected/Ok	☐Cracked Pane
☐Loose Members	☐Needs Repair	☐Broken Window
☐Inspected/Ok	☐Other_____	☐Seals
☐Other_____		☐Missing Trim
	Ceilings	☐Leakage
Doors	☐Drywall	☐Inspected/OK
☐Solid Wood	☐Wood	☐Needs Repair
☐Wood Facing	☐Wood Lath	☐Other_____
☐Steel	☐Masonry	
☐Glass	☐Moisture Stains	**Steps/Railings/Stairs**
☐Hollow	☐Loose Plaster/Drywall	☐N/A
☐Hardware Missing	☐Peeling Paint	☐Loose Railing
☐Damaged	☐Nail Pops	☐Missing Railings
☐Not Latching	☐Cracks	☐Inspected/Ok
☐Off Track	☐Inspected/Ok	☐Needs Repair
☐Inspected/Ok	☐Needs Repair	☐Other_____
☐Needs Repair	☐Other_____	
☐Other_____		

Remarks:

Kitchen

Floor	Sink	Dishwasher
☐Wood	☐Hardware Leaks/Drips	☐Not Present
☐Laminate	☐Low Pressure	☐Built-In
☐Tile	☐Slow Drains	☐Portable
☐Carpet	☐Secured Properly	☐Other
☐Vinyl	☐Working Properly	
☐Other_____	☐Other_____	
Cabinets & Countertops	**Microwave**	**Range/Oven**
☐Missing Hardware	☐Not Present	☐Not Present
☐Loose Counter Top	☐Working Properly	☐Electric ☐Gas
☐Needs Repair	☐Needs Repair	
☐Other_____	☐Other_____	
Exhaust/Fan	**Refrigerator**	**Disposal**
☐Not Present	☐Not Present	☐Not Present
☐Inspected/Ok	☐Inspected/Ok	☐Inspected/Ok
☐Needs Repair	☐Frost-Free	☐Needs Repair
☐Other_____	☐Icemaker	☐Other_____
	☐Needs Repair	
	☐Other_____	

Remarks:

Bathrooms

Bathroom ☐ ½ ☐Full Location_____ Toilet
☐Room Ventilation ☐Fixture ☐Showerheads ☐Loose
☐Faucets ☐Plumbing Leaks ☐Other_____ ☐Needs Repair
☐Inspected/Ok

Bathroom ☐ ½ ☐Full Location_____ Toilet
☐Room Ventilation ☐Fixture ☐Showerheads ☐Loose
☐Faucets ☐Plumbing Leaks ☐Other_____ ☐Needs Repair
☐Inspected/Ok

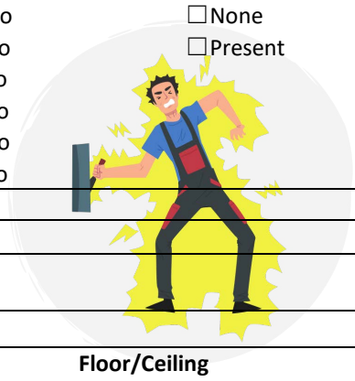
Bathroom ☐ ½ ☐Full Location_____ Toilet
☐Room Ventilation ☐Fixture ☐Showerheads ☐Loose
☐Faucets ☐Plumbing Leaks ☐Other_____ ☐Needs Repair
☐Inspected/Ok

Electrical System

Main Panel Box
Location_____
Amps_____
☐Circuit Breakers
☐Fuses
Grounded
☐Yes ☐No

GFCI (Ground Fault Circuit Interrupters)
Bathrooms ☐Yes ☐No
Kitchen ☐Yes ☐No
Garage ☐Yes ☐No
Exterior ☐Yes ☐No
Attic ☐Yes ☐No
Basement ☐Yes ☐No

Smoke Detectors
☐None
☐Present



Remarks:

STRUCTURE

Construction
☐ Wood Frame
☐Steel Frame
☐Masonry
☐Concrete
☐Mixed
☐Not All Visible
☐Inspected/Ok
☐Other_____

Walls
☐Brick
☐Wood
☐Steel
☐Masonry
☐Stone
☐Needs Repair
☐Inspected/Ok

Floor/Ceiling
☐Wood
☐Steel
☐Concrete
☐Joist
☐Truss
☐Not All Visible
☐Other_____

Foundation
☐Concrete ☐Brick ☐Stone ☐Slab ☐Block
☐Not All Visible
☐Bowed Severely
☐Insect Damage
☐Horizontal Cracks
☐Vertical Cracks
☐Other_____

☐Inspected/OK
☐Previous Repair Observed
☐Missing or Loose Members
☐Possible Sheathing Damage
☐Finished Basement

Remarks:

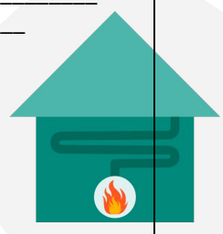
Heating System

Capacity_____ Approx. Age_____ Make_____
Serial#_____ Model#_____

Type
☐Forced Air Furnace
☐Gas Furnace
☐Wall Heat
☐Other_____

Fuel
☐Natural Gas
☐Propane
☐Oil
☐Electric
☐Other_____

Air Filters
☐None
☐Disposable
☐Washable
☐Clean
☐Dirty
☐Other_____



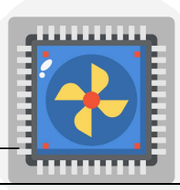
Fireplace ☐None	Location #1_____	Location #2_____
Wood burning Insert	☐	☐
Gas Fireplace	☐	☐
Metal Prefab	☐	☐
Functional	☐Yes ☐No	☐Yes ☐No
Needs Cleaning	☐Yes ☐No	☐Yes ☐No
Freestanding Wood Stove	☐	☐

Remarks:

Cooling System

Capacity_____ Approx. Age_____ Make_____
Serial#_____ Model#_____

Type
☐Central Air
☐Room Units
☐Electric Compressor
☐Other_____



Condition
☐Rust Present
☐Damaged
☐Inspected/Ok
☐Needs Repair
☐Other_____

Remarks:

****DISCLAIMER****

This Checklist is not a substitute for a complete home inspection

Call (423) 284-1510 or schedule online

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