

Inspection Checklist

A professional home inspector will visually examine all parts of a house and property. Items on your inspection report will include:

- Foundations, Basements and Structures**
Basement floor and walls; proper drainage and ventilation; evidence of water seepage
- Exterior Siding, Windows, Doors**
Exterior walls, windows, and doors; porches, decks, and balconies; garage
- Roof**
Roof type and material; condition of gutters and downspouts
- Interior Plumbing System**
Hot and cold water system; the waste system and sewage disposal; water pressure and flow; hot water equipment
- Electrical System**
Type of service, number of circuits, type of protection, outlet grounding, load balance
- Central Heating System**
Energy source; heating equipment; fans or pumps; ducts or pipes; thermostat
- Fireplace**
Notes about the chimney, damper, and masonry
- Central Air Conditioning System**
Energy source, type of cooling equipment, capacity, distribution
- Interior Walls, Ceilings, Floors, Windows and Doors**
Walls, floors, ceilings, stairways, cabinets, countertops
- Attic**
Structural, insulation, and ventilation information
- Garage**
Doors, walls, floor, opener
- Appliances**
Includes a wide range of built-in and other home appliances; smoke detectors; and television/cable hookups
- Lot and Landscaping**
Ground slope away from foundation; condition of walks, steps, and driveway

Most buyers and sellers negotiate on price, with both sides "giving" a little until both agree.

At that point, you typically will begin the process of arranging for an inspection and applying for a mortgage. See the "Financing" section of this book for more information.



What is "earnest money" and how much do I need?

60 When you sign an offer to purchase, your sales professional will ask you for "earnest money." This refers to a monetary commitment that shows you are serious about wanting to buy. Usually, you will be asked to write a check for one to 10 percent of the sale price.

This money will be held in a special escrow account. If your offer is accepted, your earnest money will be included as part of your down payment. If your offer is not accepted, you'll get back all your earnest money. But keep in mind that if you back out, you may forfeit the full amount.

Exterior Painting

Condition of Paint: Good Average Poor

Condition of Trim: Good Average Poor

Comments: _____

Lawn and Shrubs

Condition of Lawn: Good Average Poor

Condition of Shrubs: Good Average Poor

Comments: _____

Interior Decorating

Wallpaper: _____

Paint: _____

Carpet: _____

Tile: _____

Hardwood: _____

Appliances/Utilities

Dishwasher Comments: _____

Oven Comments: _____

Range Comments: _____

Microwave Comments: _____

Disposal Comments: _____

Vent Fan Comments: _____

Compactor Comments: _____

Air Conditioning Comments: _____

Humidifier Comments: _____

Garage Door Opener Comments: _____

Remote Transmitter Comments: _____

Water Heater Comments: _____

Water Softener Comments: _____

Electronic Air Filter Comments: _____

Other: _____ Comments: _____

Other: _____ Comments: _____

Other: _____ Comments: _____

Additional Comments: _____
