



THE COMPLETE
HOME
INSPECTION
CHECKLIST



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Home Inspection CHECKLIST



I. Exterior Inspection

- Foundation:** Check for significant cracks or signs of settling.
- Roof:** Look for missing or damaged shingles, proper flashing, and overall condition. Drone inspections may be used.
- Gutters and Drainage:** Ensure gutters are properly installed and direct water away from the house.
- Grading:** Verify that the slope of the ground directs water away from the foundation.
- Windows and Doors:** Confirm all windows open, close, and lock properly; inspect for broken seals or cracks.
- Patios, Decks, and Porches:** Check for stability, no sloping or settling. Trees and Landscaping: Look for overhanging branches and dead trees that could pose risks.
- Siding and Brickwork:** Check for cracks, missing mortar, or damaged stucco.
- Chimney:** Inspect for cracks, secure chimney caps, and proper venting.
- Sewer Scope (if applicable):** Run a camera to detect potential blockages or damage.



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II. Interior Inspection

Basement:

- Check for water damage, leaks, or foundation issues.
- Ensure the sump pump, battery backup, and ejector pump are operational.

Attic:

- Look for signs of mold, proper ventilation, and adequate insulation.
- Check rafters for staining or structural issues.

Rooms:

- Inspect walls and ceilings for stains or cracks.
- Test doors for proper alignment and locks.
- Verify the functionality of smoke and carbon monoxide detectors.
- Look for signs of pest infestations.

Bathrooms:

- Check for leaks under sinks and around toilets.
- Test water pressure and temperature.
- Ensure toilets are stable and vents lead outside.

Kitchen:

- Verify all appliances are operational.
- Check plumbing under the sink for leaks.
- Test garbage disposal functionality.



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III. Major Systems

- Electrical:** Inspect the breaker panel for proper wiring and check for exposed wires.
- Plumbing:** Look for leaks, water stains, and ensure all fixtures are operational.
- HVAC:** Confirm the system's general condition. Note that air conditioners can't be tested in winter, and furnaces can't be tested in summer.
Water Heater: Check for signs of corrosion, leaks, and functionality.

IV. Optional Inspections

- Radon Testing:** Assess levels of radon gas.
- Termite Inspection:** This is especially relevant in southern states or with FHA/VA loans.
- Sewer Scope:** Highly recommended for older homes.
- Moisture Testing:** For stucco or EIFS homes.



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V. Safety

- Ensure smoke and carbon monoxide detectors are installed and functional.
- Inspect for hazards like exposed wiring or unstable fixtures.
- Verify that fireplaces and chimneys are safe for use.

What Happens After Inspection

Inspection Report: A detailed document outlining all findings.

Negotiations: Use the report to negotiate repairs or credits with the seller.

Specialists: If needed, bring in experts like plumbers or electricians for deeper assessments.

Remember, no home is perfect, even new construction.

Use this checklist as a guide, but rely on your inspector's expertise. Always attend the inspection to ask questions and gain firsthand insights.



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