



HOME INSPECTION CHECKLIST

BY MARK MERLENE SR.

This checklist supports, but does not replace, an inspection by a qualified professional. Use it to organize observations and questions.

1 EXTERIOR AND SITE

Roof age, visible damage, flashing, and drainage.

Gutters, downspouts, grading, and standing water.

Foundation, brick, siding, stucco, and exterior cracks.

Windows, doors, screens, seals, and exterior trim.

Driveway, walkways, fences, decks, and retaining walls.

Trees, roots, irrigation, and distance from structure.

Exterior electrical, hose bibs, and drainage cleanouts.

2 STRUCTURE AND MAJOR SYSTEMS

Foundation observations and signs of movement.

Attic framing, insulation, ventilation, and moisture.

Electrical panel, outlets, GFCI / AFCI, and visible wiring.

Water heater age, location, drain pan, and venting.

HVAC age, operation, filters, ducts, and drainage.

Supply plumbing, drains, water pressure, and shutoffs.

Sewer scope or specialist review when appropriate.

SMART TIP

Prioritize safety, water, structure, and systems before cosmetic items.



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INTERIOR AND APPLIANCES

Ceilings and walls for stains, cracks, or repairs.

Floors for movement, slope, moisture, or damage.

Windows and doors open, close, latch, and seal.

Kitchen appliances and exhaust ventilation operate.

Bathrooms drain, ventilate, and show no active leaks.

Fireplace, chimney, garage door, and safety sensors.

Smoke and carbon-monoxide alarms are present.

4

INSPECTOR QUESTIONS & FOLLOW-UP
