

my-green-home-project.com's

HOME INSPECTION CHECKLIST

Take this checklist with you when you visit a house that you might want to buy.

Its purpose is not to replace a professional home inspection, but to remove as much of the euphoric glaze from your eyes as possible before you sign the offer!

Take your time and write down the answers to your questions. When the homeowner or realtor sees you writing down answers, they will be more likely to be truthful and to the point.

I have not listed many "green" features because so few existing houses have them already, but if you find any, by all means list them at the end.

I like this layout because all the "good" answers are in the first column, the "fair" ones in the second column and the "bad" answers in the third column. Your check marks then create a pattern that helps you tell at a glance the house's positive/negative ratio.

I used this checklist before buying my own property, then I decided to forego a professional home inspection. I had enough experience to make that decision, but that does not mean that I recommend you do the same.

To see my project, visit my website at <http://www.my-green-home-project.com>

EXTERIOR				
✓	Item	✓	✓	✓
	1. South Orientation	Yes	No	
	2. Driveway Condition	Very Good	Fair	Poor
	3. Sidewalk	Very Good	Fair	Poor
	4. Topography	Flat	Sloping	Steep Hillside
	5. Patio	Very Good	Fair	Poor
	6. Exterior Drainage	Water drains towards house	Away from house	
	7. Trees/Landscaping	Very	Fair	

		Good		
	8. Composting Area	Yes	No	
	9. Fencing	Very Good	Fair	Poor
	10. Garage	Very Good	Fair	Poor
	11. Shed	Very Good	Fair	Poor
	12. Gutters & Downspouts Condition	Very Good	Fair	Poor
	13. Downspouts Extended Away from Foundation	Yes	No	
	14. Siding Condition	Very Good	Fair	Poor
	15. Rain Barrel	Yes	No	
	16. Other			

BASEMENT/CRAWL SPACE				
✓	Item	✓	✓	✓
	1. Insulation	Full	Partial	None
	2. Wall Cracks/Defects	Very Good	Fair	Poor
	3. Evidence of Seepage: water marks on walls/floors	Yes	No	Possibly
	4. Sump Pump	N/A	Yes	No
	5. Crawlspace Vapor Barrier	Very Good	Fair	Poor
	6. Floor Slab	Very Good	Fair	Poor
	7. Staircase	Very Good	Fair	
	8. Stair Handrail	Very Good	Fair	Poor
	8. Lighting	Very Good	Fair	Poor

BASEMENT/CRAWL SPACE

	9. Natural Light from Windows	Yes	No	
	10. Other			

HEATING & AIR CONDITIONING

✓	Item	✓	✓	✓
	1. Furnace Condition	Energy Star	Fair	Poor
	2. Furnace Filter (Ask to see)	Clean	Fair	Dirty
	3. Vent Pipe Condition	Very Good	Fair	Poor
	4. Air Conditioner	Energy Star	Fair	Poor
	5. Other			

PLUMBING SYSTEM

✓	Item	✓	✓	✓
	1. Water Heater Age (From Serial Number Panel)	Year:		
	2. Faucets Dripping	Yes	No	
	3. Noisy Drain Pipes When Toilet is Flushed (don't ask - flush it!)	Yes	No	
	4. Visible Corrosion on Pipes	Yes	No	
	5. Sinks and Tub Drainage	Fast	Average	Slow

PLUMBING SYSTEM

6. Other			
7. Garage	Very Good	Fair	Poor
8. Shed	Very Good	Fair	Poor
9. Gutters & Downspouts	Very Good	Fair	Poor
10. Siding Condition	Very Good	Fair	Poor
11. Other			

ELECTRICAL SYSTEM

✓	Item	✓	✓	✓
	1. Main Service Cable	Very Good	Fair	Poor
	2. Fuses or Circuit Breakers	Circuit Breakers	Fuses	Mixed
	3. Extra Circuit Breaker Space	Yes	No	
	4. GFCI outlets at wet/sink locations	Yes	No	
	5. Outdoor Outlets	Yes	No	
	6. Adequate number of room receptacles	Yes	No	
	7. Garage	Very Good	Fair	Poor
	8. Shed	Very Good	Fair	Poor
	9. Gutters & Downspouts	Very Good	Fair	Poor
	10. Siding Condition	Very Good	Fair	Poor
	11. Other			

KITCHEN

✓	Item	✓	✓	✓
	1. Cabinets & Tops	Very Good	Fair	Poor
	2. Appliances	Energy Star	Fair	Poor
	3. Exhaust fan	To exterior	Recirculating	None
	4. Flooring	Very Good	Fair	Poor
	5. Other			

BATHROOMS

✓	Item	✓	✓	✓
	1. Fixtures	Very Good	Fair	Poor
	2. Exhaust Fan (test)	Very Good	Fair	Noisy
	3. Flooring	Very Good	Fair	Poor
	4. Other			

WINDOWS & DOORS

✓	Item	✓	✓	✓
	1. Do Windows Operate?	Yes	No	
	2. Insulated Glass - Are Windows Fogged?	No	Yes	
	3. Drapes & Shades	Very Good	Fair	Poor
	4. Door Operation	Smooth	Rub against frame	
	5. Other			

FIREPLACE

✓	Item	✓	✓	✓
	1. Conforming to Code	Yes	No	
	2. Damper Operation	Very Good	Fair	Poor
	3. Chimney Sweeping Date	Recent (ask for certificate)	Unknown	
	11. Other			

ROOF

✓	Item	✓	✓	✓
	1. Appearance	Looks New	Looks Worn	
	2. Metal Flashings	Very Good	Fair	Poor
	3. Vent Pipe from Exhaust Systems	Yes	No	
	4. Other			

MISCELLANEOUS

✓	Item	✓	✓	✓
	1. Attic Insulation	Very Good	Fair	Poor
	2. Wall Insulation	Very Good	Fair	Poor
	3. Exterior Insulation	Very Good	Fair	Poor
	4. Green Features			

