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The annual spring home inspection checklist

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This checklist does not cover every single thing about your home. It covers common areas for inspection, your house likely has other areas to check beyond what this document outlines. Please let us know if you want something added to this form and we will do so for future readers.

The Handyguys also discuss each of these items in our podcast episode 57 at the same URL where this document can be found. Happy inspecting.

Exterior

Inspection item	Comments	Notes
<input type="checkbox"/> Roof	Missing shingles, deterioration. Tip: use binoculars	
<input type="checkbox"/> Gutters	Are they pulled away, sagging, pitched properly	
<input type="checkbox"/> Painted surfaces	Door jambs, garage door jambs, look for peeling paint, especially at the bottom of jambs	
<input type="checkbox"/> Grading	Look for areas where you have ground sloping toward the house, too much mulch, etc	
<input type="checkbox"/> Downspouts	Do they extend at least 4 feet away from foundation	
<input type="checkbox"/> Mulch, dirt	Should never touch siding	
<input type="checkbox"/> Driveway	Check for cracks	
<input type="checkbox"/> Weather-stripping (Doors and windows)	Check that it's in place, soft and making good contact.	



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Bathrooms

Inspection item	Comments	Notes
<input type="checkbox"/> Caulking	Look for split, cracked, peeling or missing caulk	
<input type="checkbox"/> Shut-off valves	Check for proper operation, look for leaks	
<input type="checkbox"/> Faucets	Look for drips or leaks	
<input type="checkbox"/> Toilet	Make sure its not running	
<input type="checkbox"/> Grout	Check for cracks or missing grout	
<input type="checkbox"/> GFCI	Test the GFCI to ensure its working	

Bedrooms

Inspection item	Comments	Notes
<input type="checkbox"/> Smoke detectors	Test and replace batteries	
<input type="checkbox"/> Electrical	Look for overloaded cords, extension cords under rugs or crushed by furniture	

Kitchen

Inspection item	Comments	Notes
<input type="checkbox"/> Shut-off valves	Check for proper operation, look for leaks	
<input type="checkbox"/> Fixtures	Look for leaks, drips	
<input type="checkbox"/> Caulk	Check for missing caulk or cracked caulk	



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Basement

Inspection item	Comments	Notes
<input type="checkbox"/> Shut-off valves	Check all shut-off valves for drips or leaks	
<input type="checkbox"/> Furnace Filter	Change your furnace filter as specified by manufacturer	
<input type="checkbox"/> Electrical	Look for missing covers, exposed wires, exposed splices, extension cords used where permanent wires should be installed.	
<input type="checkbox"/> Plumbing	Generally check for drips or leaks	
<input type="checkbox"/> Sump pump	Confirm operation	
<input type="checkbox"/> Walls	Look for evidence of water seepage	

Other Notes

Inspection Item	What was discovered?