

Property Inspection Checklist

A property inspection checklist is a reliable tool for evaluating a property's condition before purchase, lease, or ongoing maintenance. Whether it's a single-family home, condo, or commercial facility, the checklist ensures all key components, such as roofing, plumbing, structure, and safety systems, are examined thoroughly

Roof Condition

- ☐ Missing, cracked, or curling shingles
- ☐ Water stains on attic sheathing or interior ceilings
- ☐ Rusted or loose flashing around chimneys or vents
- ☐ Blocked or damaged ventilation outlets
- ☐ Pooling water or sagging on flat roof sections

Gutters and Downspouts

- ☐ Debris buildup or leaf blockages
- ☐ Disconnected or sagging gutter runs
- ☐ Missing or undersized downspout extensions

- ☐ Cracks or corrosion in gutter sections
- ☐ Drainage paths that direct water toward the building

Siding and Exterior Walls

- ☐ Surface cracks, holes, or warping
- ☐ Peeling or blistered exterior paint
- ☐ Rotted or deteriorated wood trim or panels
- ☐ Gaps along panel joints or corners
- ☐ Mold, algae growth, or moisture streaks

Windows and Doors

- ☐ Cracked glass or fogging between window panes
- ☐ Warped or decayed wooden frames
- ☐ Worn, missing, or brittle weatherstripping
- ☐ Misaligned hinges or locks
- ☐ Evidence of air or moisture leaks at the edges

Foundation and Structure

- ☐ Horizontal, vertical, or stair-step foundation cracks
- ☐ Uneven or sloping interior floors above crawl spaces
- ☐ Water seepage near the base of the walls
- ☐ Gaps between siding and foundation
- ☐ Sagging or bowed beams under structural loads

Driveway and Walkways

- ☐ Surface cracks, potholes, or crumbling edges
- ☐ Improper grading that channels water toward the building
- ☐ Heaved sections caused by root intrusion
- ☐ Water pooling after rainfall
- ☐ Settlement gaps in the ear steps or the garage apron

Landscaping

- ☐ Tree limbs or shrubs touching the building exterior
- ☐ Bare soil, root exposure, or signs of erosion near the foundation

- ☐ Blocked or redirected drainage paths
- ☐ Broken, leaking, or misaligned sprinkler systems
- ☐ Debris accumulation around vents or base structures

Walls and Ceilings

- ☐ Cracks along drywall seams or corners
- ☐ Water stains or bubbling paint
- ☐ Mold or mildew around the ceiling edges
- ☐ Peeling paint or sagging drywall
- ☐ Holes or punctures from past repairs

Floors

- ☐ Warped or buckling hardwood or laminate
- ☐ Loose or cracked tiles
- ☐ Uneven flooring transitions between rooms
- ☐ Water-damaged or stained surfaces
- ☐ Signs of sloping or floor bounce

Windows and Doors

- ☐ Sticking or misaligned doors and windows
- ☐ Drafts or daylight visible around frames
- ☐ Cracked or damaged glass panes
- ☐ Loose or squeaky hinges and latches
- ☐ Missing or worn-out weather seals

Plumbing

- ☐ Dripping faucets or pipe joints
- ☐ Slow-draining sinks, tubs, or showers
- ☐ Water stains under sinks or around baseboards
- ☐ Corrosion or rust on exposed piping
- ☐ Signs of mold near plumbing fixtures

Electrical Systems

- ☐ Testing of outlets and light switches
- ☐ Checking breaker panel labeling and performance

- ☐ Identifying exposed or frayed wiring
- ☐ Noting hot or discolored outlets or switch plates
- ☐ Verifying the presence of GFCI outlets in wet areas

HVAC System

- ☐ Dirty or clogged air filters
- ☐ Weak airflow from vents
- ☐ Unresponsive or inaccurate thermostats
- ☐ Visible rust or debris inside furnace/AC units
- ☐ Excessive noise during operation

Insulation and Ventilation

- ☐ Missing or compressed insulation in attics
- ☐ Drafts around attic hatches or access panels
- ☐ Blocked or ineffective exhaust fans
- ☐ Signs of condensation on windows or ceilings
- ☐ Stale air or musty odors indicating poor airflow

Smoke and Carbon Monoxide Detectors

- ☐ Proper placement in hallways and bedrooms
- ☐ Working test/reset function on each unit
- ☐ Functional backup batteries or hardwiring
- ☐ Expiry dates on detector labels
- ☐ Absence of obstructions or paint over units

Fireplaces and Chimneys

- ☐ Creosote buildup in the ideal chimney flue
- ☐ Cracked firebricks or a damaged firebox
- ☐ Loose or missing chimney caps
- ☐ Obstructions from nests or debris
- ☐ Deterioration in mortar or flue lining

Pest Infestation

- ☐ Droppings in cabinets, basements, or attics
- ☐ Chewed wiring, insulation, or wood framing

- ☐ Entry holes along baseboards or siding
- ☐ Insect wings, tunnels, or frass near wood
- ☐ Musty odors or scratching sounds in the walls

Mold and Moisture

- ☐ Visible mold growth on walls or ceilings
- ☐ Water stains or bubbling paint
- ☐ High humidity levels or condensation
- ☐ Leaking pipes behind walls or under sinks
- ☐ Inadequate exhaust fans in wet rooms

Radon Levels

- ☐ Availability of previous radon test results
- ☐ Placement of test devices in the basement or slab areas
- ☐ Proper test duration and conditions
- ☐ Identification of entry points (cracks, joints)
- ☐ Assessment of existing radon mitigation systems

Lead Paint

- ☐ Peeling or chalking paint on walls or trim
- ☐ Dust accumulation near windows or door frames
- ☐ Deteriorated surfaces in high-contact areas
- ☐ Lack of lead disclosure documentation
- ☐ Recommendations for testing or remediation

Overall Condition

- ☐ Cracks in load-bearing walls or ceilings
- ☐ Sagging rooflines or framing misalignment
- ☐ Bowing or separation in structural walls
- ☐ Signs of water intrusion or previous repairs
- ☐ Gaps between framing and foundation joints

Pests and Infestations

- ☐ Hollowed or tunneled wood near framing
- ☐ Droppings or nesting in insulation or walls

- ☐ Gnawed wires or structural components
- ☐ Frass or discarded insect wings
- ☐ Entry points near crawl spaces or attic vents

Foundation Damage

- ☐ Horizontal or step cracks in foundation walls
- ☐ Separation between walls and floors
- ☐ Uneven or sagging interior flooring
- ☐ Gaps in perimeter joints or corners
- ☐ Standing water or erosion at the base

Repair History

- ☐ Roof replacement or patch documentation
- ☐ Plumbing or HVAC service logs
- ☐ Structural repair reports or inspection findings
- ☐ Recurring issues in the same systems
- ☐ Major upgrades with dated receipts or invoices

Warranty Information

- ☐ Active warranties for HVAC, roofing, or appliances
- ☐ Start and end dates of each warranty
- ☐ Coverage details (parts, labor, exclusions)
- ☐ Transferability clauses or registration proof
- ☐ Claim process instructions and provider contact

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Building Codes and Compliance

- ☐ Permit records for past structural or system work
- ☐ Certificates of occupancy or inspection approvals

- ☐ Documentation of code violations or abatements
- ☐ Evidence of unpermitted additions or modifications
- ☐ Compliance with fire, electrical, and plumbing codes

Is the Property Structurally Sound?

- ☐ Foundation cracks or settlement lines
- ☐ Bowing or leaning structural walls
- ☐ Sagging roof trusses or ridge beams
- ☐ Uneven floor levels or soft spots
- ☐ Gaps at load transfer points

Are There Any Major Repairs Needed?

- ☐ Roof leaks requiring replacement
- ☐ Plumbing failures or pipe corrosion
- ☐ Electrical hazards or outdated panels
- ☐ Foundation instability or wall movement
- ☐ HVAC unit failure or inefficiency

Have All Major Systems Been Inspected?

- ☐ Complete inspection notes on plumbing and water supply
- ☐ Electrical load testing and breaker panel evaluation
- ☐ HVAC airflow, filter, and thermostat check
- ☐ Insulation and attic ventilation verification
- ☐ Any referrals to licensed trades for further assessment

Does the Property Meet Legal Safety and Building Standards?

- ☐ Smoke and CO detector placement and functionality
- ☐ Up-to-date permits for prior renovations
- ☐ Handrail, egress, and fire exit compliance
- ☐ Electrical panel labeling and grounding
- ☐ Plumbing, venting, and drainage standards