

You Should Only Pay For A Home Inspection ONCE!



Using this checklist will allow you to evaluate the age and condition of the major components of the home. However, it is not intended to replace a comprehensive home inspection by a professionally trained and certified home inspector. Upon completion of this checklist, if you still have some specific questions on any item, please e-mail us your question along with a photo of the item/area to: chi@blueriver.net

Use This Checklist When You're Ready To Make An Offer On Your New Home!

Exterior

When It Rains, Will The Water Flow Towards The Home? (Water is the most detrimental element to a homes structure)	Yes	No
Is There Water On The Floor Of The Crawlspace?	Yes	No
Is There A Musty Smell In The Crawlspace or Basement?	Yes	No
Are There Any Open Cracks In The Basement Foundation Walls (Cracks that show moisture entry will likely need repaired)	Yes	No
What Type Of Siding Is On The Home?	_____	
Stucco? If so, Is there discoloration or darkened areas? (Stucco can hide water intrusion, allowing damage to go unnoticed)	Yes	No
Fiberboard or wood? If So, Is It Swollen And/Or Deteriorating? (This type of siding requires regular monitoring and maintenance)	Yes	No
Brick? If So, Are There Stair Step Cracks In The Mortar? (If cracks travel through the brick, this may indicate a more serious concern)	Yes	No
What's The <u>Age</u> Of The Roof? (If unknown, look for the signs of wear mentioned in the next line below)	_____	
Are The Shingles Wavy And/Or Curled? (Standard shingles tend to show these signs as they reach the end of their life)	Yes	No

Interior

Are There Moisture Stains On The Ceilings or Walls?	Yes	No
Do You Smell Mold or Mildew In The Home?	Yes	No
Are The Windows Cloudy/Difficult To See Through?	Yes	No
Are There Uneven Floors?	Yes	No
Are There Any Cracks In The Walls?	Yes	No
Do The Doors Close Properly?	Yes	No



More Important Information

Is there documentation for major changes to the property? (Receipts/Warranties/Permits)? Yes No

What Is The Age of Each of The Following Units?

Heating Unit _____
 (The average life span of heating is 15 + years)

Outside Air Conditioning Unit? _____
 (The average life span of cooling is 7 + years)

Water Heater? _____
 (The average life span is 6 to 12 + years)

Life expectancy chart

Dishwasher	9
Disposal (food waste)	12
Exhaust Fans	10
Gas Oven/Range	10 to 18
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Refrigerator	9 to 13

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