

Initial Property Inspection Checklist - Residential

Before you buy a residential investment property, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. This checklist is a starting point only and you may need to seek professional advice to complete some of the required due diligence.

Note: This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but not exhaustive.

Property Address: _____

Property Type: _____

Exterior Grounds

Before you begin making offers on investment properties ensure you have:

- ☒ Check the following as you complete each
- ☐ Proper grading drainage away from house
- ☐ No evidence of standing water
- ☐ No leaks from septic tank or leech field
- ☐ Yard, landscaping, trees and walkways in good condition
- ☐ No branches or bushes touching house or overhanging the roof
- ☐ Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rotted wood
- ☐ Railings on stairs and decks are adequate and secure
- ☐ Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure
- ☐ Downspout drainage directed away from structure

Exterior Structure

- ☐ Ridge and fascia board lines appear straight and level
- ☐ Sides of house appear straight, not bowed or sagging
- ☐ Window and doorframes appear square (especially large picture and bow windows)
- ☐ Visible foundation in good condition - appears straight, plumb, with no significant cracks

Exterior Surfaces

- ☐ Adequate clearance between ground and wood siding materials (6" minimum); no wood – to – earth contact
- ☐ Siding: no cracking, curling, loose, rot or decay
- ☐ Masonry veneers: no cracks in joints, no broken, spalling or flaking components
- ☐ Stucco: no large cracks (discuss all stucco cracks with a professional inspector)
- ☐ Vinyl or aluminum siding: no dents, damage, no bowing or loose siding
- ☐ No vines on surface of structure
- ☐ Exterior paint or stain: no flaking or blisters

Roof

- ☐ Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing
- ☐ Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling
- ☐ Flat roofs: no obvious patches, no cracks or splits, minimal blisters and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings
- ☐ Exterior venting for eave areas: vents are clean and not painted over
- ☐ Gutters: no decay or rust, joints sealed, attached securely to structure
- ☐ Chimneys: straight, properly flashed, no evidence of damaged bricks or deteriorating mortar joints

Attic

- ☐ No stains on underside of roofing, especially around roof penetrations
- ☐ No evidence of decay or damage to structure
- ☐ Sufficient insulation and properly installed insulation
- ☐ Adequate ventilation, clear path into attic for air entering through vents
- ☐ No plumbing, exhaust or appliance vents terminating in attic
- ☐ No open electrical splices

Interior Rooms

- ☐ Floors, walls and ceilings appear straight and plumb and level

- ☐ No stains on floors, walls or ceilings, no significant cracks
- ☐ Flooring materials in good condition
- ☐ Windows and exterior doors operate easily and latch properly, no broken glass
- ☐ Lights and switches operate properly
- ☐ Paint, wall covering, and paneling in good condition
- ☐ Heating/cooling source in each habitable room
- ☐ Adequate number of three pronged electrical outlets in each room, no evidence of over-loaded plugs
- ☐ Extension cords not being used as main source of wiring and power
- ☐ Fireplace: no cracking or damaged masonry, no evidence of back-drafting, staining

Kitchen

- ☐ Working exhaust fan that is vented to the exterior of the building
- ☐ Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)
- ☐ Dishwasher: drains properly, no leaks
- ☐ No leaks in pipes under sinks
- ☐ Floor in cabinet under sink solid, no stains or decay
- ☐ Water flow in sink adequate
- ☐ Built-in appliances operate properly
- ☐ Cabinets in good condition: doors and drawers operate properly

Bathrooms

- ☐ Working exhaust fan that doesn't terminate in the attic space
- ☐ Adequate flow and pressure at all fixtures
- ☐ Sink, tub and shower drain properly
- ☐ Plumbing and cabinet floor under sink in good condition
- ☐ Toilet operates properly
- ☐ Toilet stable, no rocking, no stains around base
- ☐ Caulking in good condition inside and outside of the tub and shower area
- ☐ Tub or shower tiles secure, wall surface solid

Miscellaneous

- ☐ Smoke and carbon monoxide detectors where required
- ☐ Stairway treads and risers solid
- ☐ Stair handrails where needed and in good condition

Basement

- ☐ No evidence of moisture
- ☐ Exposed foundation; no stains or major cracks
- ☐ Visible structural wood: no sagging, no damage, no decay or insect damage
- ☐ Visible pipes: no damage, no evidence of leaks, no lead or galvanized service lines
- ☐ Visible wiring: in good condition, no "knob-and-tube" wiring
- ☐ Electrical service panel: adequate capacity
- ☐ Ductwork in good condition
- ☐ No asbestos on heating pipes, water pipes or air ducts
- ☐ Furnace appears to operate well throughout (good air flow)

Additional Notes
