



Using this checklist will allow you to evaluate your home's overall condition, including its structural soundness. However, it is not intended to replace a comprehensive home inspection done by a professional home inspector.

PROPERTY ADDRESS: _____

DATE OF VIEWING: _____

Exterior

Is the grade of the land negative or leading towards the house? Yes No

NOTE: Water is very damaging to home structures.

Are there any signs of water on the crawlspace flooring? Yes No

Do you notice a musty smell in the basement or crawlspace? Yes No

Do you see open cracks in the basement foundation walls? Yes No

NOTE: Cracks that show any signs of moisture entry will likely need to be fixed.

What is the material used for the siding on the house? _____

If it is stucco, do you notice any discoloration or darkened areas? Yes No

NOTE: Stucco can hide water intrusion. These discolorations are most likely caused by moisture making its way beneath the surface of the stucco.

If it is wood or fiberboard, does it appear swollen and/or deteriorated? Yes No

NOTE: Wood or fiberboard sidings require regular maintenance and monitoring.

If it is brick, do you see stair step cracks in the mortar? Yes No

NOTE: Cracks may travel through the brick and may indicate a more serious problem.

How old is the roof? _____

If the age of the roof is unknown, look for the following signs of wear:

Are the shingles curled and/or wavy? Yes No

NOTE: Standard shingles tend to curl or wave as they reach the end of their life.

Interior

Do you see any moisture stains on the walls or ceilings? Yes No

Is there a smell of mold or mildew inside the house? Yes No

Do you find it difficult to see through the windows because they are cloudy? Yes No

Are there areas in the house where the floor is uneven? Yes No

Do you notice cracks in the walls? Yes No

Do all the doors in the house close properly? Yes No



More Key Information

Do you have documentation for any major changes done to the property like receipts, warranties, and/or permits? Yes No

Age of The Following Units:

Heating Unit _____
 Average life span: 15 + years

Outside Air Conditioning Unit _____
 Average life span: 7 + years

Water Heater _____
 Average life span: 6 to 12 + years

Life Expectancy Guide

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

NOTES: _____

From your friends at Sacramento Home Inspections, Inc.
 Contact us at (916) 374-7308
 or visit our website at www.inspectingsacramento.com