

Residential Building Inspection Checklist Template



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Exterior Inspection:

- Roof:** Check for missing or damaged shingles, signs of leakage, and proper drainage.
- Exterior Walls and Siding:** Inspect for cracks, rot, mold, or any signs of structural damage.
- Windows and Doors:** Verify that windows and doors open, close, and lock properly. Look for gaps, broken glass, and damaged frames.
- Driveway and Walkways:** Assess for cracks, potholes, or any trip hazards.
- Landscaping:** Inspect trees, shrubs, and fences for maintenance needs. Check for proper drainage and signs of erosion.

Interior Inspection:

- Flooring:** Examine flooring for wear, damage, or uneven surfaces that may pose tripping hazards.
- Walls and Ceilings:** Look for cracks, water stains, or signs of moisture intrusion.
- Lighting:** Ensure that all light fixtures are functioning. Check switches and outlets for proper operation.
- HVAC Systems:** Test heating and cooling systems to ensure proper functionality. Replace filters as needed.
- Plumbing:** Inspect pipes, faucets, and drains for leaks or water pressure issues.

Safety Measures:

- Fire Alarms:** Test smoke detectors and carbon monoxide detectors. Replace batteries if necessary.
- Carbon Monoxide Detectors:** Ensure proper operation and replace batteries if needed.
- Emergency Exits:** Verify that emergency exits are unobstructed and easily accessible.

Living Spaces:

- Bedrooms:** Check for functioning doors, windows, and closet space. Assess lighting and ventilation.
- Living Room:** Verify outlets, switches, and lighting. Inspect windows and overall comfort.
- Kitchen:** Test appliances, plumbing fixtures, and electrical outlets. Check for signs of leaks.
- Bathrooms:** Inspect sinks, toilets, showers, and tubs for leaks, proper drainage, and ventilation.

Utilities Inspection:

- Electrical Systems:** Review circuit breakers, electrical panels, and outlets for safety and proper operation.
- Plumbing Systems:** Check water heater, pipes, and water pressure for any issues.
- HVAC Systems:** Clean or replace filters, inspect ducts, and ensure proper airflow.

Special Areas:

Attic and Basement: Inspect for signs of leaks, pests, or structural damage. Check insulation and ventilation.

Garage and Storage Spaces: Assess doors, lighting, and functionality. Look for signs of water infiltration.

Documentation:

Inspection Records: Document all findings, repairs, and actions taken during the inspection.

Task Review:

Verify Completed Tasks: Review the checklist to ensure all tasks are completed.

Update Inspection Schedule: Adjust the schedule based on observations and needs.

Inspector Verification:

Inspector's signature confirming inspection completion

Signature: _____ Date: _____