

Every home is different, but many houses have the same potential issues. A builder may give you a new home inspection checklist to use during your walk through. You can use their list or create a check list of your own. Checklists are available online. Be sure the check list you use includes the following items:

### HEATING AND COOLING

- Turn on and listen to the heater
- Check that warm air is coming out of the vents
- Turn on and listen to the air conditioning unit outside
- Check that cool air is coming out of the vents
- Check that an air filter has been installed

### ELECTRICAL

- Inspect all of your light fixtures to make sure they have no missing or broken parts
- Turn on all lightswitches and fans to confirm they work
- Plug a nightlight into each outlet to test
- Test the doorbell

### PLUMBING

- Check every faucet to make they turn on and off easily
- Run every fixture for five minutes. Check for leaks from the base of the fixture and drips from the faucet

### KITCHEN

- Check countertops for scratches and abrasions
- Inspect the front of each cabinet for a smooth finish
- Open every cabinet. Look for sturdy hinges and hardware
- Pull out every drawer as far as possible. Be sure each drawer pulls in and out smoothly
- Turn on each appliance and make sure that it functions correctly

### BATH

- Inspect the bathtub, shower, sink and toilet for chips and cracks
- Close the bathtub and sink stopper. Add a couple inches of water. Wait two to three minutes to be sure the stopper doesn't leak
- Flush every toilet. Check for leaks around the base of the toilet
- Sit on the toilet to make sure it is securely fastened to the floor

### WINDOWS

- Check glass to make sure there are no cracks
- Open every window to its fullest and then close it tight. Hold a lit match or lighter around the edges of the window. A flickering flame will signal an air leak.
- Check each for sturdy hinges and hardware
- Be sure there is a screen tightly installed on every window. Look for holes or tears in the screen.

### DOORS

- Open and close all doors to their fullest and then close. Look for a smooth operation of the hinge with no dragging at the bottom of the door
- Make sure all sides of the door are painted, including the tops, bottoms and edges
- Lock and unlock every door. Look for a smooth operation of the lock with no binding.
- Check the threshold under every door to be sure there is no open space under the door

### WALLS, FLOORS AND CEILINGS

- Check the finish for the desired level of smoothness
- Check drywall for visible seams or nail heads
- Confirm that paint and varnish colors are correct
- Check floor and ceiling moldings. Look for a smooth finish with no protruding nail heads. Check for gaps that may need caulking. Look for broken, chipped or cracked floor and wall tiles. Check for missing grout
- Look for scuff marks on hardwood, tile and linoleum flooring
- Check carpeted areas. Look for loose fitting carpet at the edges or in the middle of the room

### PORCHES AND DECKS

- Check the sturdiness of the construction
- Be sure that there are no exposed nails or screws

### GARAGE DOOR

- Open and close the door. Be sure the door opens and closes completely.
- If there is an automatic garage door opener, test the door from the wall switch and the remote control openers. Open the door halfway and then quickly stop the opening. Place a small item like a bucket under the open door and then close the door to test the reversing device. Be sure that the light bulb in the automatic door opener is functioning.

### BASEMENT AND ATTIC

- Check the walls for cracks and water damage
- Check attic ventilation system. Manually turn any fans or blades.

### EXTERIOR

- Check exterior paint for defects. Be sure it is the correct color and that all surfaces are evenly covered
- Check to make sure all gutters and downspouts are installed. Be sure there are no cracks in the garage floor, driveway or patio