



DIY Home Inspection Checklist

Use this DIY home inspection checklist to walk through your home before the professional inspector arrives. It won't replace a licensed inspection, but it will help you identify and address obvious issues in advance.

Exterior

- ☐ Inspect foundation perimeter for cracks or signs of settling
- ☐ Check siding for damage, rot, or gaps
- ☐ Look for grading issues. Soil should slope away from the foundation
- ☐ Examine driveway and walkways for significant cracking
- ☐ Check decks, porches, and railings for stability
- ☐ Inspect window and door frames for gaps, rot, or damage
- ☐ Look for vegetation or tree roots encroaching on the foundation or roofline
- ☐ Review outstanding [exterior maintenance](#) items

Appliances

- ☐ Run the dishwasher through a cycle
- ☐ Test all burners on the range or cooktop
- ☐ Check the oven for functionality
- ☐ Confirm the refrigerator and freezer are maintaining temperature
- ☐ Run the washing machine and dryer
- ☐ Test the garbage disposal and exhaust fans
- ☐ Wipe down appliances

Roof

- ☐ Look for missing, cracked, or curling shingles from the ground
- ☐ Check gutters for debris buildup and secure attachment
- ☐ Clear downspouts and confirm drainage directs away from the foundation
- ☐ Inspect the attic for signs of water intrusion, mold, or insufficient ventilation
- ☐ Check flashing around chimneys, skylights, and vents
- ☐ Review our full [roof inspection guide](#) for a deeper walkthrough

Electrical

- ☐ Test all outlets and switches in each room
- ☐ Replace missing outlet covers
- ☐ Note any flickering lights or dead outlets
- ☐ Visually inspect accessible wiring for fraying or damage
- ☐ Check that the electrical panel is labeled and accessible
- ☐ Listen for buzzing sounds or look for burn marks near the panel

HVAC

- ☐ Replace air filters before the inspection
- ☐ Run both heating and cooling functions to confirm they work
- ☐ Check that all vents are unobstructed and airflow is adequate
- ☐ Listen for unusual sounds from the furnace, air handler, or outdoor unit
- ☐ Inspect accessible ductwork for disconnects or damage
- ☐ If it's been over a year since service, consider scheduling a tune-up
- ☐ Review our [HVAC maintenance guide](#) for anything to address in advance

Basement and crawl space

- ☐ Look for cracks in foundation walls, noting size and location
- ☐ Check for signs of water intrusion: staining, efflorescence, or moisture on walls or floor
- ☐ Look for mold, mildew, or musty odors
- ☐ Check wood framing for rot or pest damage
- ☐ Ensure crawl space vents are unobstructed

Plumbing

- ☐ Run all faucets and check water pressure
- ☐ Test all drains for slow drainage
- ☐ Look under sinks for leaks, staining, or water damage
- ☐ Inspect visible pipes for corrosion or leaks
- ☐ Flush all toilets and check for rocking or running
- ☐ Examine water heater for rust, leaks, or unusual sounds
- ☐ Check connections near dishwasher, refrigerator, and washing machine
- ☐ Review our [plumbing maintenance tips](#) for anything to address beforehand