



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: \_\_\_\_\_  
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**From your friends at Dream Home Inspections**  
Contact us at (678) 505-1122  
or visit our website at [www.dreamhomeinspection.org](http://www.dreamhomeinspection.org)