



The Home Inspection Checklist.

17 General areas your home inspection must be sure to cover.

If you are preparing to buy a house in Kentucky, your real estate agent has probably recommended you hire a home inspector to inspect the prospective property.

As a quick overview, here is a handy home inspection checklist that will help you understand the general areas your home inspector will cover.

- Siding:** Look for dents or buckling.
- Foundations:** Look for cracks or water seepage.
- Exterior Brick:** Look for cracked bricks or mortar pulling away from bricks.
- Insulation:** Look for condition, adequate rating for climate.
- Doors and Windows:** Look for loose or tight fits, condition of locks, condition of weatherstripping.
- Roof:** Look for age, conditions of flashing, pooling water, buckled shingles, or loose gutters and downspouts.
- Ceilings, walls, and moldings:** Look for loose pieces, drywall that is pulling away.
- Porch/Deck:** Loose railings or step, rot.
- Electrical:** Look for condition of fuse box/circuit breakers, number of outlets in each room.
- Plumbing:** Look for poor water pressure, banging pipes, rust spots or corrosion that indicate leaks, sufficient insulation.
- Water Heater:** Look for age, size adequate for house, speed of recovery, energy rating.
- Furnace/Air Conditioning:** Look for age, energy rating; Furnaces are rated by annual fuel utilization efficiency; the higher the rating, the lower your fuel costs. However, other factors such as payback period and other operating costs, such as electricity to operate motors.
- Garage:** Look for exterior in good repair; condition of floor—cracks, stains, etc.; condition of door mechanism.
- Basement:** Look for water leakage, musty smell.
- Attic:** Look for adequate ventilation, water leaks from roof.
- Septic Tanks (if applicable):** Adequate absorption field capacity for the percolation rate in your area and the size of your family.
- Driveways/Sidewalks:** Look for cracks, heaving pavement, crumbling near edges, stains.

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