



CHECKLIST

Home Inspection Checklist

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Home Inspection Checklist

Introduction

A thorough home inspection is crucial when purchasing property. This comprehensive checklist will help you evaluate properties during viewings and understand professional home inspection reports, ensuring you make an informed decision about your investment.

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1. Exterior Inspection
2. Interior Inspection
3. Mechanical Systems
4. Structural Elements
5. Documentation Review
6. Professional Inspection Tips
7. Post-Inspection Negotiations

1. Exterior Inspection

Roof and Gutters

- ☐ Roof age and estimated remaining life
- ☐ Missing, damaged, or curling shingles
- ☐ Proper flashing around chimneys and vents
- ☐ Sagging areas or visible damage



- ☐ Gutter condition and proper attachment
- ☐ Downspouts directing water away from foundation
- ☐ Signs of leaks or water damage in attic/ceilings

Foundation and Structure

- ☐ Cracks in foundation (note size and pattern)
- ☐ Signs of settling or shifting
- ☐ Water pooling near foundation
- ☐ Proper grading sloping away from house
- ☐ Foundation walls straight and plumb
- ☐ Visible waterproofing or water damage

Exterior Walls

- ☐ Condition of siding or brick
- ☐ Peeling paint or rotting wood
- ☐ Cracks in stucco or brick
- ☐ Proper sealing around penetrations
- ☐ Signs of insect damage
- ☐ Vegetation too close to structure

Windows and Doors

- ☐ Windows open, close, and lock properly
- ☐ No broken seals in double-pane windows
- ☐ No rot around frames
- ☐ Proper weatherstripping
- ☐ Exterior doors open, close, and lock securely
- ☐ No daylight visible around closed doors



Landscaping and Lot

- ☐ Drainage patterns away from house
- ☐ Condition of driveway and walkways
- ☐ Retaining walls stable and functional
- ☐ Trees healthy and not threatening structure
- ☐ Fencing in good repair
- ☐ Irrigation systems functional

2. Interior Inspection

General Interior

- ☐ Floors level and solid (no sagging or squeaking)
- ☐ Walls and ceilings free of cracks and water stains
- ☐ Doors open and close properly
- ☐ Windows function properly and seal well
- ☐ Adequate insulation in attic
- ☐ Proper ventilation in attic and crawl spaces
- ☐ Signs of pest infestation

Kitchen

- ☐ All appliances operational
- ☐ Cabinets and countertops in good condition
- ☐ Sink, faucet, and garbage disposal working
- ☐ No leaks under sink
- ☐ Adequate ventilation
- ☐ GFCI outlets near water sources
- ☐ Sufficient lighting



Bathrooms

- ☐ Toilets flush properly and are securely mounted
- ☐ No leaks around toilets
- ☐ Sinks drain properly with no leaks
- ☐ Tubs and showers in good condition
- ☐ Proper caulking around fixtures
- ☐ Exhaust fans operational
- ☐ GFCI outlets functioning
- ☐ Water pressure adequate when multiple fixtures used

Bedrooms

- ☐ Proper egress windows for safety
- ☐ Closet space adequate
- ☐ Electrical outlets functioning
- ☐ Ceiling fans secure and operational
- ☐ Floors in good condition

3. Mechanical Systems

Electrical System

- ☐ Service panel capacity adequate for house size
- ☐ No double-tapped breakers
- ☐ No aluminum wiring (in homes built after 1970)
- ☐ GFCI protection in kitchens, bathrooms, exterior
- ☐ No exposed wiring
- ☐ Light fixtures working properly
- ☐ Sufficient outlets in each room



Plumbing System

- ☐ Water pressure consistent throughout house
- ☐ No leaks in visible pipes
- ☐ Proper drainage in all fixtures
- ☐ Water heater age and condition
- ☐ Water heater capacity appropriate for house size
- ☐ Shut-off valves accessible and functional
- ☐ No evidence of past water damage or repairs

HVAC System

- ☐ Heating system age, type, and condition
- ☐ Cooling system age, type, and condition
- ☐ Proper maintenance records
- ☐ Filters clean and accessible
- ☐ Even heating/cooling throughout house
- ☐ Thermostat functioning properly
- ☐ Ductwork in good condition
- ☐ No unusual noises during operation

4. Structural Elements

Basement/Crawl Space

- ☐ No standing water or moisture
- ☐ No major cracks in walls or floor
- ☐ Proper insulation
- ☐ Adequate ventilation
- ☐ Sump pump operational (if present)



- ☐ Support columns properly installed
- ☐ No wood in contact with soil

Attic

- ☐ Adequate insulation (R-value appropriate for region)
- ☐ Proper ventilation
- ☐ No daylight visible through roof
- ☐ No signs of leaks or water damage
- ☐ Proper support structure
- ☐ No sagging rafters
- ☐ Exhaust fans properly vented to exterior

Floors and Ceilings

- ☐ No excessive sagging or sloping
- ☐ Joists and support beams in good condition
- ☐ No water stains or damage
- ☐ No significant cracks

5. Documentation Review

Property Records

- ☐ Property boundaries match listing
- ☐ Easements or encroachments noted
- ☐ Additions or renovations properly permitted
- ☐ HOA restrictions and requirements
- ☐ Flood zone determination



System Documentation

- [] Age and warranty information for major systems
- [] Maintenance records for HVAC
- [] User manuals for appliances
- [] Renovation history
- [] Previous inspection reports (if available)

6. Professional Inspection Tips

Hiring an Inspector

- Choose a licensed, experienced inspector
- Check references and credentials
- Ensure they carry errors and omissions insurance
- Verify they'll provide a detailed written report
- Confirm they encourage you to attend the inspection

During the Inspection

- Attend the entire inspection if possible
- Ask questions about concerning issues
- Take your own photos of problem areas
- Understand the difference between major and minor issues
- Ask about estimated repair costs for issues found

Understanding the Report

- Review the full report carefully
- Distinguish between safety issues, major defects, and minor maintenance



- Note items that need immediate attention
- Create a prioritized list of repairs
- Get estimates for major repairs before finalizing purchase

7. Post-Inspection Negotiations

Determining Repair Requests

- Focus on safety issues and major defects
- Consider the age and price of the home
- Be reasonable with requests
- Get repair estimates before negotiating

Negotiation Options

- Request seller complete repairs before closing
- Request credit at closing for you to handle repairs
- Request reduction in purchase price
- Walk away if issues are too significant

Follow-Up Inspections

- Schedule re-inspection of completed repairs
- Verify quality of work
- Document all repairs for your records
- Conduct final walk-through before closing



Conclusion

A thorough home inspection is one of the most important steps in the home buying process. This checklist will help you identify potential issues early, understand the true condition of the property, and make informed decisions about your purchase.

At Trinity Northwest, we recommend professional inspections for all property purchases, even those with seller financing or creative purchase options. Contact us for referrals to trusted home inspectors in the Houston area.

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