



**TRILLIUM
MORTGAGE**

**Detailed
Home
Inspection
List**

Here's a preliminary home inspection checklist for home buyers. You see so many homes it's difficult to remember all of the details; print all eight pages and take this home inspection checklist with you when you go house hunting to keep track of details to help you evaluate the homes on your short list.

Caution:

This home inspectors checklist is not a substitute for a home inspection conducted by a Licensed Professional but can also be used to bring areas of concern to the attention of your home inspection professional.

Address _____

Asking Price _____ Taxes _____

Bid Price (My Offer) _____ Lot Size _____

School District _____

Year Built _____ House Style _____

No. Of Bedrooms _____ No. Of Bathrooms _____ Sq. Ft. _____

Amenities _____

Real Estate Agent's Name _____

Real Estate Agent's Tel No. _____ FAX No. _____

E-mail _____

Date _____ Comments _____

EXTERIOR

Land Grading Satisfactory _____ Low Spots _____ Needs Regrading _____

Landscaping Good _____ Fair _____ Poor _____ **Privacy** Good _____ Fair _____ Poor _____

Driveway Good _____ Fair _____ Poor _____ **Walkways** Good _____ Fair _____ Poor _____

Garage Good _____ Fair _____ Poor _____ **Attached** _____ **Detached** _____ **No. Cars** _____

Decks Good _____ Fair _____ Poor _____ **Patios** Good _____ Fair _____ Poor _____

Porches Good _____ Fair _____ Poor _____

Retaining Walls Masonry _____ Railroad Ties _____ Good _____ Fair _____ Poor _____

Roof (Type) Asphalt Shingles _____ Slate _____ Tile _____ Cedar _____ Other _____

Roof (Condition) Good _____ Fair _____ Poor _____ Sags _____

Roof Leaders & Gutters Good _____ Fair _____ Poor _____

Chimney Good _____ Fair _____ Poor _____ Not Plumb _____

Exterior Facades (Type) Wood Siding _____ Aluminum Siding _____ Vinyl Siding _____

Stucco _____ Stone _____ Brick _____ Wood Shingles _____ Asbestos Cement Shingles _____

Exterior Facades (Condition) Good _____ Fair _____ Poor _____ Bulges _____

Exterior Trim Good _____ Fair _____ Poor _____

Windows (Type) Single Glazed _____ Double Glazed _____

Windows (Condition) Good _____ Fair _____ Poor _____

Exterior Doors Good _____ Fair _____ Poor _____

Comments _____

INTERIOR

Ceilings (Type) Sheetrock _____ Plaster _____ Paneling _____ Acoustic Tiles _____ Tin _____

Ceilings (Condition) Good _____ Fair _____ Poor _____ Evidence Of Water Damage _____

Cracks _____ Peeling Paint _____ Needs Repainting _____

Walls (Type) Sheetrock _____ Plaster _____ Paneling _____ Wallpaper _____

Walls (Condition) Good _____ Fair _____ Poor _____ Cracks _____ Peeling Paint _____

Needs Repainting _____ Needs Removal Of Wallpaper _____

Needs Removal Of Paneling _____ Evidence Of Water Damage _____

Floors (Type) Hardwood _____ Ceramic Tile _____ Marble Tile _____ Vinyl _____ Carpet _____

Slate _____ Other _____

Floors (Condition) Good _____ Fair _____ Poor _____ Squeaks _____ Unlevel _____

Closets Adequate _____ Inadequate _____

Window Treatments Included _____ Not Included _____ Good _____ Fair _____ Poor _____

Built-In Furniture Included _____ Not Included _____ Good _____ Fair _____ Poor _____

Ceiling Fixtures Included _____ Not Included _____ Good _____ Fair _____ Poor _____

Doors Good _____ Fair _____ Poor _____

Source Of Heat In Each Room Yes _____ No _____

Source Of Air-Conditioning In Each Room Yes _____ No _____

Comments _____

KITCHEN

General Condition Good _____ Fair _____ Poor _____ **Needs Remodeling** _____

Appliances Good _____ Fair _____ Poor _____ **Exclusions** _____

Cabinets & Counters Adequate _____ Inadequate _____ Good _____ Fair _____ Poor _____

Pantry Space Good _____ Fair _____ Poor _____ **Eat In Kitchen** _____

Comments _____

BATHROOMS

Number Full _____ Half _____ **Condition** Good _____ Fair _____ Poor _____ **Remodel** _____

Fixtures Good _____ Fair _____ Poor _____ **Faucets** Good _____ Fair _____ Poor _____

Cabinets Good _____ Fair _____ Poor _____ **Jacuzzi** _____ **Steam Shower** _____

Wall Tile Good _____ Fair _____ Poor _____

Fiberglass Enclosures Good _____ Fair _____ Poor _____ **Re-tile** _____

Comments _____

LAUNDRY

Condition Good _____ Fair _____ Poor _____ **Exclusions** _____

Comments _____

ATTIC

Type Walk-up _____ Access Via Hatch _____ Room For Storage _____

Insulation Adequate _____ Inadequate _____ Type _____

Ventilation Adequate _____ Inadequate _____

Evidence Of Past Water Intrusion No _____ Yes (Location) _____

Roof Structure Good _____ Fair _____ Poor _____ Cracked Structure _____ Sags _____

Comments _____

BASEMENT

Type Full _____ Partial _____ Crawl _____ Room For Storage _____

Foundation Walls Good _____ Fair _____ Poor _____ Poured Concrete _____ Concrete Block _____

Brick _____ Stone _____ Cracks _____ Bulges _____

Basement Structure Good _____ Fair _____ Poor _____ Cracked Structure _____

Sags _____ Water/Insect Damage _____

Evidence Of Past Water Intrusion No _____ Yes (Location) _____

Sump Pump _____ Dehumidifier _____

Comments _____

ELECTRICAL SYSTEM

Service To House Overhead _____ Underground _____

Amperage 30 _____ 60 _____ 100 _____ 125 _____ 150 _____ 200 _____

Voltage 110 _____ 110/220 _____ 110/208/220 _____ **Service Panel** Circuit Breakers _____ Fuses _____

Electrical Outlets Adequate _____ Inadequate _____ 3 Prong _____ 2 Prong _____

Lighting Good _____ Fair _____ Poor _____ **Exclusions** _____

Comments _____

PLUMBING SYSTEM

Source Of Water Municipal _____ Community _____ Private Well _____

Private Well Pump, Pressure Tank Good _____ Fair _____ Poor _____

Water Pressure Adequate _____ Inadequate _____

Domestic Hot Water Source Separate Tank _____ Oil Fired _____ Gas Fired _____

Electric _____ Integral With Space Heating System _____

Domestic Hot Water Condition Good _____ Fair _____ Poor _____ Aged _____

Water Pipes Copper _____ Brass _____ Steel _____ Lead _____ Plastic _____

Water Pipe Condition Good _____ Fair _____ Poor _____ Leaks _____ Asbestos _____

Drainage, Waste, Vent Pipes Copper _____ Cast Iron _____ Steel _____ Plastic _____

Drainage, Waste, Vent Pipe Condition Good _____ Fair _____ Poor _____

Sanitary Waste Disposal Municipal _____ Community _____ Private _____

Comments _____

HEATING SYSTEM

System Type Steam _____ Warm Air _____ Hot Water _____ Hydroaire _____

Heat Pump _____ Electric Resistance Heaters _____

System Fuel Oil _____ Natural Gas _____ Propane Gas _____ Electric _____

System Condition Good _____ Fair _____ Poor _____ Aged _____

Number Of Systems/Zones 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____ Other _____

Oil Tank Visible _____ Condition Good _____ Fair _____ Poor _____ Buried Tank _____

Piping/Duct Condition Good _____ Fair _____ Poor _____ Leaks _____

Duct Condition Good _____ Fair _____ Poor _____

Insulation On Pipes/Ducts Yes _____ No _____

Heating Source Radiators _____ Heating Baseboards _____ Heating Registers _____

Fireplaces Masonry _____ Prefabricated _____ Good _____ Fair _____ Poor _____

Comments _____

AIR-CONDITIONING

System Type Central _____ Window/Wall Units _____

System Condition Good _____ Fair _____ Poor _____ Aged _____

Number Of Systems/Zones 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____ Other _____

Duct Condition Good _____ Fair _____ Poor _____ Asbestos _____

Comments _____