



## Home Inspection Checklist

*For use by purchaser*

Call Jack for your Property Inspection 708-899-0315

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*Property Address*

**You should start preparing for our professional inspection** when you initially tour the home, before making an offer. Give us an idea of any areas you want the inspection to pay special attention to. Occasionally an issue is transient and not always present.

**Use this checklist** to help us ahead of time. Please note, if you see or notice nothing in a particular category, no entry is necessary.

### **Foundation**

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Look at the base of the walls and the ceilings in each room. Do the same around the outside. Small cracks are normal. Large cracks may indicate shifting or sinking of the foundation. We will note any that are a concern. Also check for trees encroaching on the foundation.

### **Lot and Driveway**

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Verify the drainage is away from the house. Note any obvious soggy areas. Check driveway for sinking areas which could indicate water issues, or crumbling areas which will need to be replaced.

### **Roof**

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When was it last replaced and watch for cupped or curling shingles which indicate age. Discoloration may or may not be a problem. Check tar or flashing around chimney and other openings.

### **Exterior**

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Does the house look like it will need repairs or repainting soon? Verify gutters and downspouts are firmly attached. Observe loose boards or dangling wires. Is there asbestos in the exterior material, which would require added costs if it needed to be repaired or replaced?

**Attic** \_\_\_\_\_

Check the interior of the roof structure bowing or sagging. Check for signs of leaks or mold growing on the wood surfaces. Does the kitchen and bathroom vent pipes actually vent outside or does the humid air vent into the attic/crawl?

**Interior evidence of leaks** \_\_\_\_\_

Check ceilings and around windows in each room.

**Basement** \_\_\_\_\_

Check dampness and adequate insulation. Note water marks on floor or walls.

**Electrical** \_\_\_\_\_

Verify all switches work. Verify all outlets have been grounded. Check panel for future expandability and condition.

**Plumbing** \_\_\_\_\_

Note unusual noises or malfunctions. Note any odors indicating an issue.

**Appliances** \_\_\_\_\_

If these are included, verify each is operational.

**Heating/cooling system** \_\_\_\_\_

How old is the furnace? If the system has been converted, are the old systems or tanks still in place? Note any rust, odd noises, odors. Verify both heating and cooling work.

**Odor** \_\_\_\_\_

Does the home smell? Can you detect what it might be and whether it could be fixed? Beware of musty odors which could signal a wet basement. Odors can be transient, sometimes there and sometimes not. By indicating where you notice an odor, it will help us to zero in on its cause.

**Any other concerns you wish us to address** \_\_\_\_\_

**Full Seller's Disclosure**

In Illinois sellers are required to provide a sellers disclosure form. You can request a copy prior to submitting an offer, and should have one available on the day of your home inspection. We use the statement to help pinpoint anything of concern. Recent repairs and warranty items are of special interest to us.

Date and time of inspection with JHS Home Inspections

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_: AM PM      ( ) Yes    ( ) No  
Date of Appointment      Time of Appointment      Has Realtor or Current Owner been notified?

You are not required to attend your home inspection, however we do strongly recommend you do so.

Call us with any changes to your appointment.      708-899-0315

WE ACCEPT:

