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**N. Jeffrey Sorg
Principal Broker**

Home Inspection Checklist

I stress the importance of having any property you may consider for purchase to have a professional whole-house home inspection. Professional inspections are available not only for the structure and its systems, but also for many environmental concerns. Today, you can call upon professionals to check your potential new home for, among other things, lead-based paint products, asbestos, molds and fungi, heating fuel ground contamination and underground heating fuel storage tanks.

To assist my clients to best determine any potential problems with a particular property, I suggest you print this form and first perform your own basic inspection, prior to submitting any offer to purchase, which should be made subject to your approval of a professional home inspection.

This list is in no way intended to replace the services of qualified professionals. The items listed herein are not to be considered as a complete home inspection. This is only a guide for you to better determine the potential of a property prior to making an offer to purchase contingent upon inspections by qualified professionals.

Drainage	Yes	No
1. Is there dampness under the house? (Indicates water penetration)		
2. Are there footprints or ribbed patterns in the dirt under the house when it rains? (Indicates water creeps in)		
3. Is there mold, black or green, on wood under the house indicating moisture? (Could indicate serious and/or constant moisture problems)		
4. Does the ground outside slope towards the house? (Could indicate serious water penetration problems from water running into the house, rather than away)		
Foundation	Yes	No
1. Can you observe any cracks in the foundation that are in excess of 1/4" in width? (Could indicate breakage or settling. Cracks less than 1/4" will almost always occur)		
2. If cracking is present, are the cracks wider at the top than at the bottom? (Could indicate actual breakage of the		
3. Is there an actual separation in the foundation? (Could indicate foundation may not have been properly engineered)		
4. Under the house, do any of the floor joists sags? (Could indicate the foundation has slipped)		
Roof	Yes	No
<i>Wood Shake</i>		
1. Are there pieces of the roof lying on the ground and in planting beds around the house? (Indicating roof repair is in order)		



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2. Can you see missing shingles anywhere on the roof? (Indicates repair is in order)		
3. Are there any signs of leakage in the ceiling or on walls inside the house, such as discoloration, mold growth, bowing or cracks in the wall paper (Could indicate a leaking roof)		
<i>Composition Shingles</i>		
1. Is the color of the shingles good, or is it starting to fade? (Could indicate roof life is nearing its end)		
2. Are the edges of the shingles curling ? (Indicates replacement of individual shingles or that the roof may be reaching the end of its useful life)		
3. Ate there any bare spots on the roof? (Indicates missing shingles that should be replaced)		
4. Are there any signs of leakage in the ceiling or on the walls (Could indicate water penetration from roof)		
5. Can you see the sparkle of the grit on the shingles (If not, that would be an indication that the roof is reaching the end of its useful life)		
Paint	Yes	No
<i>Interior</i>		
1. Are there marks on the walls?		
2. Is the overall condition of the paint good?		
<i>Exterior</i>		
1. Is the paint chipping?		
2. Is the paint peeling?		
3. Is the paint blistering?		
4. Are the colors faded?		
5, Is the caulking around the windows and siding butt-joints in good condition?		
6. Are the gutters firmly attached to the roof?		
7. Can you observe overflow water marks on the gutters?		



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8. Is the paint peeling on the gutters? (Could indicate standing water in the gutters)		
9. Is water dripping from under the gutters? (Could indicate standing water in the gutters or improper attachment to the roof)		
Plumbing	Yes	No
1. Is the plumbing copper instead of galvanized steel? (Galvanized steel will typically last only about 30 years. Copper will last forever)		
2. Are there leaks at the joints of galvanized pipes? (Will indicate electrolytic action may be corroding the pipes. Usually the joints are visible under the house or in the garage)		
3. Are pipes leaking under the sinks in any of the bathrooms or in the kitchen? (Indicates repair is needed)		
4. How old is the water heater? (Typically, water heaters last about seven years, however, many do last longer)		
5. Does the water heater have a pressure relief valve?		
6. Is the water heater directly atop the floor? (Prevents air circulation thereby causing the bottom to rust)		
7. Is rust visible anywhere on the water heater, especially the bottom? (Could indicate the water heater is failing)		
Wiring	Yes	No
1. Do any switches or sockets spark when used? (Indicates faulty wiring or repair needed)		
2. Are there inoperative lights or switches? (Indicates faulty wiring or repair needed)		
3. Are there three-pronged outlets in all rooms of the house? (Two-pronged outlets are not grounded, however, not all three-pronged outlets may be grounded either)		
4. Are there ground fault interrupter (GFI) outlets installed in the kitchen and the bathrooms and other areas near water sources?		
Heating	Yes	No
1. Does the flame in the furnace turn yellow and rise high above the burners? (Could indicate improper adjustment or a cracked heat exchanger, which could be deadly)		
2. Do you smell gas around the furnace? (Indicates furnace is not properly functioning or that there is a gas leak)		
3. Do you detect a diesel-fuel smell? (Could indicate a leaky oil storage tank or improperly functioning oil burner furnace)		

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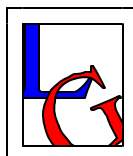
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6. Is the oil tank located in-ground? (Call for a soils -sample test)		
Fireplace	Yes	No
1. From the outside, is the fireplace tight against the house? (Separation is a serious danger sign)		
2. Are there visible cracks in the external bricks? (Consult a professional)		
Tile and stone Surfaces	Yes	No
1. Are there any cracks in tile or stone surfaces throughout the house? (Could indicate settling of the structure)		
Pest and Dry Rot	Yes	No
1. Can you observe ants, termites or other creatures crawling on the structure or over the grounds? (Indicates the presence of same)		
2. Do you see any sawdust or wood particles in the crawlspace, attic or under the eaves? (Indicates the presence of wood-destroying pests)		
3. Is there wood that appear to be soft or spongy? (Indicates the presence of wood-destroying pests)		
Hazards	Yes	No
1. Are there asbestos ceilings?		
2. Is heating ductwork asbestos -wrapped?		
3. Are there leaded copper pipe joints?		
4. Are smoke alarms working, have a minimum 10-year battery life and a hush feature?		
5. Is the property on a slope?		
6. Are the trees in the vicinity of the property leaning? (Indicates earth movement)		
7. Is there any black, green or red mold or mildew inside the house?		
8. Is there an in-ground heating fuel storage tank?		
Other Observations to Note:	Yes	No

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