



## Professional Property Inspections

---

### When Should You Use This Checklist?

#### When You Are Ready To Make An Offer On Your Dream Home!

By using this valuable checklist, you can determine if there are concerns with the age and condition of the major components of the home you are looking at prior to making your offer. This checklist is not intended to be a substitute for a comprehensive home inspection by a licensed and qualified home inspector. If there are any issues at all (big or small) that you are still concerned about after completing this checklist, please feel free to email us a picture of your concerns at [mainoffice@safeharborinspections.com](mailto:mainoffice@safeharborinspections.com) or you can always just call 631-291-3386 or 631-942-1422 and speak with Collin or Jim. We will be happy to help out in any way we can.

#### **Exterior**

When it rains, will water run towards the foundation? Yes \_\_\_ No \_\_\_

What type of siding is on the home?

- Stucco? If so, is it hard coat stucco or synthetic? \_\_\_\_\_  
Are there any cracks or large openings? Yes \_\_\_ No \_\_\_
- Wood? If so, are any shingles curling/thin? Yes \_\_\_ No \_\_\_
- Asbestos? Is it cracked/broken? Yes \_\_\_ No \_\_\_

What is the approximate age of the roof? \_\_\_\_\_

- Are there missing shingles? Yes \_\_\_ No \_\_\_

Are the windows properly sealed/caulked? Yes \_\_\_ No \_\_\_

#### **Interior**

Are there moisture stains present on the ceilings or walls? Yes \_\_\_ No \_\_\_

Is there mold, mildew or a musty smell in the basement or crawlspace? Yes \_\_\_ No \_\_\_

Is there water on the floor of the crawlspace? Yes \_\_\_ No \_\_\_

Is there any indication of settlement (uneven floors)? Yes \_\_\_ No \_\_\_

- Are there any significant cracks in the walls? Yes \_\_\_ No \_\_\_
- Do the doors open/close properly? Yes \_\_\_ No \_\_\_



## Professional Property Inspections

---

Are any windows cloudy and difficult to see through? Yes \_\_\_\_\_ No \_\_\_\_\_

### **Bathroom/Kitchens**

Are there any leaks under the sinks? Yes \_\_\_\_\_ No \_\_\_\_\_

Are there any cracks in tile/grout lines in shower? Yes \_\_\_\_\_ No \_\_\_\_\_

Do cabinets open/close properly? Yes \_\_\_\_\_ No \_\_\_\_\_

### **Electrical**

Has the main panel been updated? Yes \_\_\_\_\_ No \_\_\_\_\_

Are there GFCI outlets near all sinks and exterior? Yes \_\_\_\_\_ No \_\_\_\_\_

Are there old two prong outlets present? Yes \_\_\_\_\_ No \_\_\_\_\_

### **Heating, Cooling, Water Heater**

What is the approximate age of the heating system? \_\_\_\_\_

- The average life expectancy of a heating unit is 25-30 years

What is the approximate age of the air conditioning System? \_\_\_\_\_

- The average life expectancy of an a/c system is 15-25 years

What is the approximate age of the water heater? \_\_\_\_\_

- The average life expectancy of a water heater is 10-12 years

### **General**

Is there documentation for any major modifications/additions? Yes \_\_\_\_\_ No \_\_\_\_\_

- Receipts/Warranties/Permits

Is the seller's disclosure available? Yes \_\_\_\_\_ No \_\_\_\_\_

Congratulations on your completion of the home inspection checklist. You have one more very important decision to make...The selection of your home inspector! All home inspectors are **NOT** created equally. Quality varies greatly between home inspectors.

To protect your investment and help you make the right decision about your home inspector, please click on the link below to get this information packed free report:

[7 Ways to Avoid the Blind Home Inspector in New York - http://bit.ly/avoidblindinspector](http://bit.ly/avoidblindinspector)