



Pinnacle Property Inspection Services Pre-Inspection Checklist

- These interior and exterior checklists that we provide are to help you evaluate and document each home you visit.
- The pre-inspection checklists provided are not a substitute for a professional home inspection. They are a simple interactive checklists to help identify issues and make an educated decision before you put an offer on a property.

Below you will find a information worksheet to fill out identifying each home you visit.

Property Address:

List Price: \$

Taxes:

Assoc Fees:

Year Built:

Square Ft:

Lot Size:

Home Style:

School District:

Details

of Bedrooms :

of Bathrooms:

or Rooms:

Amentities:

Home is: Occupied

Vacant

Short Sale

Forclosure

Listing Agent Company:

Listing Agent Name:

Agent Phone #:

Agents Email:

Notes:

At Pinnacle Property Inspection Services, we want to provide every tool possible to help our clients through the home buying process. Homebuyers and Sellers can use this checklist to determine the condition of the property and what work may need to be done. This form is to be used as a pre-inspection checklist in order to help you while looking at potential homes or as a seller getting your home ready to list. A professional home inspection and thermal imaging conducted by Pinnacle Property Inspection Services will provide a complete and in depth report on the homes condition and allow you to make an educated decision on your purchase.

EXTERIOR HOME INSPECTION CHECKLIST

GROUNDS & YARD

	Good	Repair	Replace
Tree roots or vines not encroaching on building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grade, walkways and drive slope away from house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveway sealed and crack-free	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walkways sealed and crack-free	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Even, safe and level walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor steps level and safe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window wells free from obstructions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plastic window well covers in place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing well-maintained and waterproofed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage structure well maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors painted, free from damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance apron (garage floor under door) crack-free, level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener functional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor crack-free and level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical outlets functional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other sheds & buildings in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ROOF & CHIMNEY

No hail and water damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shingles: no deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves: no deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient Roof ventilation in place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney: no crumbling brick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney flue liner and cap: no cracks or deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing: no deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves: cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facia: no deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facia: adequate ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves trough: clean of debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downspouts: clean of debris, sealed at connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Splash blocks in place beneath downspouts (to drain away from building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain connection to downspouts sealed and clear of debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXTERIOR OF BUILDING

Aluminium, vinyl, steel siding: No dents, stains, missing pieces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stucco walls: Cracks, deterioration, stains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood Exteriors: Water damage, rot, termite or insect damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weep holes in masonry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick masonry: deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Masonry window and door sill joints: cracks/deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mortar joint deterioration (bricks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing above doors and windows in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation: check for evidence of moisture seepage or cracks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cement parging - deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check for corner cracks (poured cement foundation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood post foundation deterioration or evidence of insects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porches or Verandas: Check for deterioration and animal damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Porch roof shingles, sheathing, soffits, guardrails, handrails and supports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior paint in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood decks treated with waterproof stain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Caulking:			
Present around windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present around doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present around openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present where the building meets the foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present at trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present around roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DOORS & WINDOWS

Screens on each window and in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance door, frame, threshold, hardware all working	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casement windows – cranks in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows and frames are in good repair, open and close easily	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture and mildew-free	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL OUTSIDE

Exterior lighting all in working order	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFI (Ground Fault Intercept) installed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface and underground wiring operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please contact Pinnacle Property Inspection Services if you have any questions that you do not understand while performing your preliminary home inspection.



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