



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.

INTERIOR HOME INSPECTION CHECKLIST

	Good	Repair	Replace
ALL ROOMS			
Light fixtures operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light switches operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hairline cracks on walls or ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking around windows and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Squeaky floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visible mold or mildew	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture or musty smells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture stains on ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture stains on walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BATHROOMS			
Toilet leaking or running continuously	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet sweating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower fiberglass or plastic cracked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramic tile loose or missing grout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking around fixtures in bathtub and shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chipped enamel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom fixtures operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom exhaust fan operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Jacuzzi tub motor functional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI outlets present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KITCHEN

- Kitchen counter undamaged
- Kitchen sink undamaged, no rust
- Kitchen sink plumbing operational
- LQC split receptacle electrical outlets or GFCI outlets present

WINDOWS

- Casement windows crank and hardware present and working
- Windows open and close easily
- Moisture and mildew on inside surface of window and frame
- Moisture between thermo-pane windows

BASEMENT

- Stairs and handrail in good condition
- Floor crack-free
- Ceilings stain and crack-free
- No moisture or mildew smell
- No sign of rodent or insect damage
- Light switches and fixtures operational
- Laundry tub clean and crack-free
- Laundry plumbing not leaking

CRAWL SPACE

- Easily accessible
- Adequate Ventilation
- Insulated
- No mildew, mold or moisture

ATTIC

- Easily accessible
- Insulation
- Weather-stripped
- Ventilation

Exhaust ducts present (for bathroom and kitchen vents)

HEATING & AIR CONDITIONING

Furnace operational, clean

No smell of gas in the home

No sign of rust or water stains on furnace

Humidifier – operational

Electronic air cleaner

Computerized thermostat functional

Air conditioner – leaks or moisture

Hot water supply functional

MISCELLANEOUS

Electrical system meets current code

Smoke detectors

Carbon monoxide detectors

Gas fireplace pilot light functional

Any fireplaces or stoves functional

Asbestos pipe wrap on hot water systems, boilers or heat ducts

Floor joists

Main structural beams and walls intact

Wood Rot

Dry Rot

Asbestos (was used in older homes)

Asbestos vinyl flooring

Asbestos insulation

Urea Formaldehyde Foam Insulation (UFFI) (was used in some older homes)

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



WWW.PINNACLEPROPERTYINSPECTION.COM