

Your Home Inspection Tour

A home inspection provides useful information about the state of a home — and can alert you to potential problems. Use this guide as a quick reference to the areas checked during a home inspection.

Your home inspector will likely focus on 13 key areas



1. Floors

Is there damage, such as cracked or loose tiles, separations of wood flooring, unevenness, or slopes that would indicate a potential structural issue?

2. Doors

Do all doors close properly and evenly without dragging? Is each door suitable for its use (e.g., interior or hollow doors may not be used for exterior walls)?

3. Foundation

Does the foundation show signs of excessive movement, cracking, bowed walls, or other abnormal settling? This includes the condition of piers or basement walls, if applicable. Is drainage correctly managed?

4. Roof

Are there noticeable leaks, excessive wear of the covering, or loss of shingles on the roof?

5. Walls and ceiling

Are there cracks in walls or signs of water intrusion that would indicate a structural or other concern?

6. Windows

Do all windows open and close and lock correctly with no broken panes? Are the seals in good condition and keeping the weather out?

7. Electrical

Is there adequate space for all breakers? Do outlets include ground, open neutrals, no double-tapped circuits, arc fault, and GFCI protection? *Note: A home inspection does not include a full electrical inspection.*

8. Central air system

Are all aspects of the central air system properly installed and functioning, including thermostats, filters, drain pans, and air flow?

9. Heating system (if separate from central air system)

Is the heating system functioning properly with correct temperature differentials through the thermostat and no leaks in the fuel tanks (if applicable)?

10. Structural components

Are there visibly broken structural timbers or separations of the cladding or decking from the structural timbers?

11. Attic and insulation

Is the amount and type of insulation correct and sized appropriately for the home? Are there signs of a roof leak? Are all attic structural components in good shape?

12. Interior plumbing

Does the plumbing have any leaks? Are fixtures properly installed and functioning? Is the water flow and pressure acceptable? Are shutoff valves in place where required?

13. Basement (if applicable)

Are there cracks in the basement or signs of water intrusion that would indicate a structural concern, improper water management, etc.?