

Home Inspection Checklist

Charlotte, NC - 2026

Use this comprehensive 30-point checklist to ensure a thorough home inspection. Check off each item as your inspector reviews it, and note any concerns for follow-up.

General Exterior

- Roof condition (missing shingles, leaks, age)
- Gutters, downspouts, drainage systems
- Siding, brick, stucco - cracks or damage
- Foundation - cracks, shifts, moisture signs
- Driveway, walkways, patio condition
- Windows/doors - seals, locks, rot or damage

General Interior

- Floors - cracks, warping, water stains
- Ceilings, walls - water stains, cracks, paint condition
- Doors/windows - open/close smoothly, locks work
- Stairs, railings - secure and code-compliant

Key Systems

- HVAC - heating, cooling, filter state, age of unit
- Electrical - outlets, panels, visible wiring, GFCIs
- Plumbing - water pressure, leaks, fixtures, water heater
- Appliances - stove, dishwasher, washer/dryer functionality
- Water Heater - age, signs of rust or leaking

Kitchen & Bathrooms

- Cabinets, countertops, sink plumbing
- Toilets flush properly, secure, water lines intact
- Bath/shower - tiles, caulking, vent fans working

Attic / Crawlspace / Basement

- Signs of moisture, leaks, or pests
- Insulation level and condition
- Ventilation adequate

Outside & Extras

- Lawn, sprinklers, fencing condition
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