



Xpress Inspection Checklist

Print this checklist and take it with you when you're taking a close look at a home before making an offer on it. Use it to record your observations and note defects. This checklist is for informational purposes only and is not a replacement for the services of a qualified inspector.

Address							
Listing agent's name and phone number							
Listing agent's e-mail address							
Price		Taxes		School district			
Lot size (sq. feet)		Lot dimensions					
House size (sq. feet)		No. of bedrooms		No. of bathrooms		No. of floors	
House style and color							
House faces	north___	south___	east___	west___			
Daytime street traffic				Nighttime street traffic			
Air traffic			Train traffic				
Sidewalks	Yes___	No___	Nearby playgrounds				
Children nearby							

Pets nearby			
Proximity to schools		Proximity to shopping	
Maintenance records available	Yes___ No___	Location on the block	
Age and condition of electrical			
Age and condition of plumbing			
Age and condition of heating			
Age and condition of air conditioning			
Landscaping features		Garden	
Architectural features			
Condition of neighboring houses			
Why seller wants to sell			

Comments

Visible Condition of the Property

Using the key below, apply the letter that best describes the condition of each item.

Key

M - Missing

G - Good condition

S - Scratched

D - Damaged

B - Broken

R - Repair/Replacements needed

Comments

Exterior

FEATURE	CONDITION
Front door	
Front screen door	
Back door	
Back screen door	
Screen and storm windows	
Glass and frames	
Siding/brick, etc.	
Mailbox	
Doorbell	
House number	
Garbage container	
Recycling containers	
Paint and trim	
Patios and decks	
Roof and flashing	
Chimney	
Gutters	
Eaves	
Driveway	
Shed	

Exterior

FEATURE	CONDITION
Garage	
Outdoor lighting	
Parking	
Drainage	
Retaining wall	
Soil movement	
Yard	
Other	

Dining Room

FEATURE	CONDITION
Windows	
Carpet or floor	
Walls	
Ceiling	
Lights and switches	
Outlets	
Baseboards	
Trim	

Key

- M - Missing
- G - Good condition
- S - Scratched
- D - Damaged
- B - Broken
- R - Repair/Replacements needed

Comments

Other	
-------	--

Kitchen

FEATURE	CONDITION
Windows	
Floor	
Walls	
Ceiling	
Lights and switches	
Outlets	
Stove	
Refrigerator	
Sink	
Cabinets and counter	
Baseboards	
Trim	
Other	

Living Room

FEATURE	CONDITION
Door	
Windows	

Living Room

FEATURE	CONDITION
Carpet or floor	
Walls	
Windows	
Carpet or floor	
Walls	
Ceiling	
Outlets, including cable outlet	
Lights and switches	

Hallway and Stairwell

FEATURE	CONDITION
Floor	
Walls	
Ceiling	
Lights and switches	
Outlets	
Baseboards	
Trim	
Stair treads	

Key

- M - Missing
- G - Good condition
- S - Scratched
- D - Damaged
- B - Broken
- R - Repair/Replacements needed

Comments

Hallway and Stairwell

FEATURE	CONDITION
Stair structure	
Landing and handrail	
Other	

Key

- M - Missing
- G - Good condition
- S - Scratched
- D - Damaged
- B - Broken
- R - Repair/Replacements needed

Comments

Bedrooms

FEATURE	CONDITION			
	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
Door				
Windows				
Carpet or floor				
Walls				
Ceiling				
Lights and switches				
Outlets				
Closet				
Baseboards				
Trim				
Other				

Key

- M - Missing
- G - Good condition
- S - Scratched
- D - Damaged
- B - Broken
- R - Repair/Replacements needed

Comments

Bathrooms

FEATURE	CONDITION			
	Bathroom 1	Bathroom 2	Bathroom 3	Bathroom 4
Door				
Window				
Floor				
Walls				
Ceiling				
Sink				
Tub/shower				
Toilet				
Cabinet, shelves, closet				
Towel bars				
Lights and switches				
Outlets				
Baseboards				
Trim				
Other				

Key

- M - Missing
- G - Good condition
- S - Scratched
- D - Damaged
- B - Broken
- R - Repair/Replacements needed

Comments

Fireplace

FEATURE	CONDITION
Damper	
Firebox	
Chimney	
Spark arrestor	
Rain cap	
Other	

Basement

FEATURE	CONDITION
Door	
Windows	
Floor	
Walls	
Ceiling	
Storage	
Foundation	
Lights and switches	
Outlets	

- Key
- M - Missing
 - G - Good condition
 - S - Scratched
 - D - Damaged
 - B - Broken
 - R - Repair/Replacements needed

Comments

Basement

FEATURE	CONDITION
Baseboards	
Trim	
Sump and pump	
Stairs	
Other	

Plumbing

FEATURE	CONDITION
Pressure	
Drainage	
Hot water	
Washer	
Dryer	

Hot Water Heater

FEATURE	CONDITION
Properly strapped	
Reasonable temperature	
Pressure control	
Other	

Heating and Cooling

FEATURE	CONDITION
Furnace	
Air conditioning	
Other	

Furniture

FEATURE	CONDITION
Kitchen chairs	
Tables	
End tables	

Furniture

FEATURE	CONDITION
Lounge chairs	
Couches	
Lamps	
Desks	
Desk chairs	
Bookshelves	
Beds	
Mattresses	
Dressers	
Other	

Key

- M - Missing
- G - Good condition
- S - Scratched
- D - Damaged
- B - Broken
- R - Repair/Replacements needed

Comments
