



# Property Inspection Report

**Tips:**

1. On all items, a **Yes** indicates 'good' condition. A **No** may vary in cost and severity, but should be investigated further before bidding.
2. Not all items on this list are inspectable in the day-of or week-of the sale. Be sure to plan ahead.
3. At a minimum, bring a flashlight, camera, and notepad to any inspection. A ladder may also be helpful.

Disclaimer: This checklist is for reference only and not a substitute for a professional home inspection. Always do your due diligence before buying any property.

General Information				
Address	City, State	ZIP Code	Listing Price	Date(s)/Time(s) of Auction
Square Feet	Bedrooms	Bathrooms	Total Rooms	Notes

Exterior Inspection				
Category	Item	Yes	No	Comments
Structure	Is the foundation free of cracks and visible damage?			
Structure	Are the exterior walls free of cracks and damage?			
Structure	Is the roof free of missing shingles or tiles?			
Structure	Are the gutters and downspouts securely attached and clear of debris?			
Structure	Are all windows and doors free of cracks and operate smoothly?			
Structure	Is the chimney free of cracks and leaning?			
Structure	Is the exterior paint free of peeling or fading?			
Structure	Is the siding securely attached and free of damage?			
Landscaping	Is the lawn mowed and free of weeds?			
Landscaping	Are trees and shrubs trimmed and healthy?			
Landscaping	Is the irrigation system working properly?			
Landscaping	Are flower beds well-maintained and free of weeds?			
Landscaping	Is the outdoor lighting functional?			
Landscaping	Is the patio/deck free of damage and stable?			
Landscaping	Are outdoor fixtures in good condition?			
Landscaping	Is the mailbox in good condition and securely installed?			
Driveway/Walkways	Are the driveway and walkways free of cracks and trip hazards?			
Driveway/Walkways	Is the driveway free of oil stains and damage?			
Driveway/Walkways	Are walkways well-lit and clear?			
Driveway/Walkways	Is the driveway gate functional and free of rust?			
Fencing/Gates	Are fences securely installed and free of damage?			
Fencing/Gates	Are gates easy to open and close and lock properly?			
Utilities	Is the electrical service functioning and free of exposed wires?			
Utilities	Is the water supply functioning without leaks?			
Utilities	Is the sewage system functioning without blockages?			
Utilities	Is the gas supply functioning without leaks?			
Utilities	Are all utility meters accessible and readable?			



# Property Inspection Report

Interior Inspection				
Category	Item	Yes	No	Comments
Entry	Is the front door free of damage and opens/closes smoothly?			
Entry	Is the doorbell functional?			
Entry	Is the entryway clean and well-lit?			
Living Areas	Are the walls free of cracks and holes?			
Living Areas	Is the ceiling free of stains and damage?			
Living Areas	Is the flooring free of damage and stains?			
Living Areas	Are all windows free of cracks and open/close smoothly?			
Living Areas	Are interior doors free of damage and operate smoothly?			
Living Areas	Is the lighting functional and adequate?			
Living Areas	Are electrical outlets functioning and free of damage?			
Living Areas	Are smoke detectors installed and working?			
Living Areas	Is the thermostat functional and easy to use?			
Living Areas	Are HVAC vents clean and unobstructed?			
Kitchen	Are cabinets and countertops free of damage and stains?			
Kitchen	Are all kitchen appliances working properly?			
Kitchen	Are plumbing fixtures free of leaks and function correctly?			
Kitchen	Is the kitchen flooring free of damage and stains?			
Kitchen	Is kitchen lighting functional and adequate?			
Kitchen	Are electrical outlets functioning and GFCI protected?			
Kitchen	Is the sink free of leaks and draining properly?			
Kitchen	Is the garbage disposal working properly?			
Kitchen	Is the exhaust fan working and venting outside?			
Kitchen	Is the dishwasher functioning correctly?			
Bedrooms	Are the walls free of cracks and holes?			
Bedrooms	Is the ceiling free of stains and damage?			
Bedrooms	Is the flooring free of damage and stains?			
Bedrooms	Are all windows free of cracks and open/close smoothly?			
Bedrooms	Are interior doors free of damage and operate smoothly?			
Bedrooms	Is the lighting functional and adequate?			
Bedrooms	Are electrical outlets functioning and free of damage?			
Bedrooms	Are smoke detectors installed and working?			
Bedrooms	Are closets free of damage and provide adequate space?			
Bathrooms	Are plumbing fixtures free of leaks and function correctly?			
Bathrooms	Are walls and flooring free of damage and stains?			
Bathrooms	Is the ventilation system working properly?			
Bathrooms	Is the shower/tub free of cracks and stains?			
Bathrooms	Is the toilet functioning properly and securely installed?			
Bathrooms	Are sinks free of leaks and draining properly?			
Bathrooms	Is bathroom lighting functional and adequate?			
Bathrooms	Are electrical outlets functioning and GFCI protected?			
Bathrooms	Are cabinets and mirrors free of damage?			
Bathrooms	Is there adequate storage space?			
Basement/Attic	Are foundation walls free of cracks and damage?			
Basement/Attic	Is insulation properly installed and in good condition?			
Basement/Attic	Is ventilation system working correctly?			
Basement/Attic	Are there any signs of pests?			
Basement/Attic	Is the flooring free of damage and moisture?			
Basement/Attic	Is the ceiling free of stains and damage?			
Basement/Attic	Are stairs and railings secure and free of damage?			
Basement/Attic	Is the lighting functional and adequate?			
Basement/Attic	Are electrical outlets functioning and free of damage?			
Basement/Attic	Are windows free of cracks and open/close smoothly?			
Basement/Attic	Is there adequate storage space?			



# Property Inspection Report

Utilities and Systems				
Category	Item	Yes	No	Comments
Electrical	Is the main panel free of rust and properly labeled?			
Electrical	Are all outlets and switches functioning properly?			
Electrical	Are there no exposed or frayed wires?			
Electrical	Is the circuit breaker functioning properly and labeled?			
Electrical	Are light fixtures securely installed and functioning?			
Plumbing	Are pipes free of leaks and corrosion?			
Plumbing	Is the water heater functioning properly and free of leaks?			
Plumbing	Are faucets and showers free of leaks and have adequate pressure?			
Plumbing	Are drains free of clogs and drain properly?			
HVAC	Is the furnace/boiler functioning properly?			
HVAC	Is the air conditioning unit functioning properly?			
HVAC	Is ductwork free of damage and clean?			
HVAC	Are air filters clean and properly installed?			
HVAC	Is the thermostat functional and easy to use?			
HVAC	Is heating/cooling adequate in all rooms?			
HVAC	Are there no unusual noises from the HVAC system?			
HVAC	Is the HVAC system free of visible damage?			

Additional Features				
Category	Item	Yes	No	Comments
Safety	Are smoke detectors installed and functional?			
Safety	Are carbon monoxide detectors installed and functional?			
Safety	Is the security system installed and functional?			
Safety	Are fire extinguishers accessible and up to date?			
Safety	Are there no visible tripping hazards?			
Safety	Is outdoor lighting functional and adequate?			
Safety	Are locks on doors and windows secure?			
Safety	Are there no visible hazards around the property?			
Environmental	Is there any radon detected?			
Environmental	Is there any asbestos present?			
Environmental	Is there any lead paint present?			
Environmental	Is there any visible mold?			
Environmental	Is there any water damage?			
Environmental	Is the air quality good?			
Miscellaneous	Is the garage free of clutter and damage?			
Miscellaneous	Is the garage door functioning properly?			
Miscellaneous	Is the pool free of damage and clean?			
Miscellaneous	Is the shed free of damage and secure?			
Miscellaneous	Is the mailbox in good condition?			
Miscellaneous	Is the attic accessible and free of damage?			
Miscellaneous	Is the basement accessible and free of damage?			

Property Comparison						
Address	Price	Bedrooms	Bathrooms	Square Footage	Condition	Comments