

AHA DIY Homebuyer Inspection Checklist



Address _____



Exterior

- ☐ **Roof:** Are there missing shingles or signs of damage?
- ☐ **Gutters & Downspouts:** Securely attached and draining away from foundation?
- ☐ **Siding & Trim:** No rotting, peeling, or large cracks?
- ☐ **Windows & Doors:** Open/close easily, with no signs of rot or fogged panes?
- ☐ **Walkways/Driveways:** No major cracks or uneven sections?



Structure & Foundation

- ☐ **Foundation:** Any visible cracks or water stains?
- ☐ **Basement/Crawlspace:** Any signs of dampness, mold, or wood-to-soil contact?
- ☐ **Floors inside the home:** Do they feel sloped or bouncy?



HVAC & Ventilation

- ☐ **Thermostat:** Turns system on/off?
- ☐ **Vents:** Blowing warm/cool air? Any strange smells or dust?
- ☐ **Attic:** Insulation present? Adequate ventilation?



Plumbing

- ☐ **Toilets:** Flush properly? Any wobble or leaks?
- ☐ **Faucets & Sinks:** Working properly with good water pressure?
- ☐ **Water Heater:** Signs of rust or leaks?



Electrical

- ☐ Light switches & outlets: Do they work? Covers secure?
- ☐ Electrical Panel: Labelled? No signs of scorching?
- ☐ GFCI outlets: Test in kitchen, bath, and exterior areas.

AHA DIY Homebuyer Inspection Checklist - Cont'd



Safety Features

- ☐ **Smoke & CO Detectors:** Present and tested?
- ☐ **Stairs & Railings:** Secure and safe?
- ☐ **Garage Door:** Opens smoothly? Safety sensors working?



Additional Notes