WHAT'S GOUD IN REAL ESTATE

Home Inspection Question Checklist

BUYER RESOURCE SERIES | COMPANION TO *THE COMPLETE GUIDE TO BUYING A HOME IN KANKAKEE COUNTY*

Property Address: _____ **Inspection Date:** _____

Inspector: _____ **Phone:** _____

Inspection / contractual deadline: _____ **Report due:** _____

Before the Inspection

- Confirm what is included in the inspection and what may require a separate specialist or test.
- Review seller disclosures and note visible concerns, prior repairs, or questions from your home tour.
- Ask when the written report will be delivered and make sure you know the applicable contractual deadline.

Questions to Ask During the Inspection

AREA	QUESTION / WHAT TO REVIEW	NOTES
Roof / Exterior	Approximate age and general condition? Any signs replacement may be approaching? Active/prior leaks, flashing, gutters, siding, grading, drainage, or exterior concerns?	
Foundation / Structure	Any movement, cracking, settlement, moisture intrusion, previous repairs, or conditions that should be evaluated further?	
Basement / Crawl Space	Any seepage, staining, moisture, mold-like growth, sump/drainage, insulation, ventilation, or evidence of previous water intrusion?	
Electrical	Any unsafe or outdated components, panel concerns, improper wiring, GFCI/AFCI issues, or items needing a licensed electrician?	
Plumbing	Any leaks, pressure/drainage concerns, supply or waste-line issues, previous water damage, or repairs needing further evaluation?	
Water Heater	Approximate age and general condition? Proper operation? Any leakage, venting, safety, service, or signs replacement may be approaching?	
Heating System	Approximate age and general condition? Operating properly? Any safety, maintenance, service, or signs replacement may be approaching?	
Cooling System	Approximate age and general condition? Operating properly when weather permits? Any service or signs replacement may be approaching?	
Windows / Doors	Operate properly? Any failed seals, rot, water intrusion, damaged frames, or safety concerns?	
Attic / Insulation	Adequate insulation and ventilation? Any moisture, staining, pest evidence, roof-deck issues, or signs of previous leaks?	
Kitchen / Bathrooms	Any plumbing, electrical, ventilation, fixture, appliance, moisture, or damaged-surface concerns?	
Safety Items	Any concerns involving smoke/CO alarms, railings, stairs, trip hazards, fire separation, or other safety conditions?	
Water / Sewer	Municipal or private? Any visible supply/drain concerns? Is separate well, septic, sewer-scope, or water-quality evaluation appropriate?	
Previous Repairs / Other	Evidence of prior repairs or conditions needing investigation? Concerns with chimney/fireplace, decks, outbuildings, grading, pests, or other components?	

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After the Inspection

- ■ Review the entire report and ask the inspector to clarify anything you do not understand.
- ■ Separate findings into safety concerns, major repairs, further evaluation, maintenance, and items to monitor.
- ■ Identify findings that could cause additional damage or expense if not addressed promptly.
- ■ Ask whether any finding should be discussed with your insurance agent before proceeding.
- ■ Discuss contractual options, deadlines, and next steps with your REALTOR® and attorney as applicable.

Additional Inspections / Specialist Evaluations

Check only items that apply based on the property and inspection findings.

- ■ Radon
- ■ Chimney / fireplace
- ■ HVAC specialist
- ■ Plumber
- ■ Well / water quality
- ■ Pest / wood-destroying insects
- ■ Other: _____
- ■ Sewer scope
- ■ Structural engineer
- ■ Electrician
- ■ Roofing specialist
- ■ Septic system
- ■ Moisture / mold / environmental specialist, if warranted

Priority Findings & Follow-Up

ITEM / FINDING	CLASSIFICATION	TIMING	DEAL BREAKER?	SPECIALIST / FOLLOW-UP

Classification: Safety • Major Repair • Further Evaluation • Maintenance **Timing:** Immediate • Near Term • Monitor **Deal Breaker:** Yes • No • Need More Info

My Top Concerns

1.	
2.	
3.	
4.	

Decision Check

After reviewing the inspection, am I still comfortable with the condition of this home and the responsibilities that come with owning it?

■ YES ■ NO ■ NEED MORE INFORMATION

Questions / Next Steps

Questions for my inspector:

Questions for my REALTOR® / attorney:

Important Reminder

A home inspection helps you understand the property's observed condition at the time of inspection; it is not a guarantee that every defect will be discovered. Age, condition, and replacement timing are estimates, not guarantees. Use qualified specialists for matters outside the inspector's scope, and rely on your contract and appropriate professionals for transaction or specialized advice.

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