RED FLAGS INSPECTION CHECKLIST

Property _____
Agent _____
Date _____

CHECK THE APPROPRIATE BOX

	Red Flag	Possible Red Flag	Nothing Observed or Not Applicable
1. INSPECTING FOR RED FLAGS OUTSIDE THE HOME			
Cracks in sidewalks, driveways, or decks?	☐	☐	☐
Cracks in foundation?	☐	☐	☐
Cracks in fireplace?	☐	☐	☐
Visual evidence of drainage problems?	☐	☐	☐
Building ventilation screens damaged?	☐	☐	☐
Visual evidence of hillside instability, landslides?	☐	☐	☐
Visual evidence of erosion?	☐	☐	☐
Visual evidence of roof deterioration?	☐	☐	☐
Hazardous vegetation observed?	☐	☐	☐
Hazardous deck or stair railing or supports?	☐	☐	☐
Hazardous stairs?	☐	☐	☐
Hazardous walkways or steps?	☐	☐	☐
Visual evidence of failing retaining walls?	☐	☐	☐
Swimming pool out-of-level?	☐	☐	☐
Cracks in swimming pool?	☐	☐	☐
Hazardous play structure or treehouse?	☐	☐	☐
Other: _____	☐	☐	☐
2. INSPECTING FOR RED FLAGS INSIDE THE HOME			
Water stains, or white powdery deposits on walls?	☐	☐	☐
Evidence of mold on walls, stairs, or floors?	☐	☐	☐
Sump pump(s)?	☐	☐	☐
Any evidence of septic malfunction?	☐	☐	☐
Water stains on ceiling or around windows?	☐	☐	☐
Wall or ceiling cracks?	☐	☐	☐
Any noticeable sloping floors?	☐	☐	☐
Cracks in tile floors?	☐	☐	☐
Sticking doors or windows?	☐	☐	☐
Uneven spaces between doors and frames?	☐	☐	☐
Cracks in fireplace?	☐	☐	☐
Hazardous fireplace hearth?	☐	☐	☐
Visual evidence of sagging beams?	☐	☐	☐
Any extension cords under carpet or stapled to wall?	☐	☐	☐
Any exposed wiring?	☐	☐	☐
Electrical panel accessible and circuits identified?	☐	☐	☐
Gas shut-off valve accessible?	☐	☐	☐
Visual evidence of additions without permits?	☐	☐	☐
Hazardous steps?	☐	☐	☐
Any noticeable pet odors?	☐	☐	☐
Other: _____	☐	☐	☐

3. DURING YOUR INSPECTION DID YOU OBSERVE?	**Yes**	**No**
Safety glass emblem on sliding doors?	☐	☐
Ground fault interrupters?	☐	☐
Safety wire on garage door springs?	☐	☐
Smoke alarm(s)?	☐	☐
Water heater strapped?	☐	☐
Other: _____	☐	☐

This form may be made an attachment to any disclosure statement that is used.
Receipt of the completed checklist acknowledged:

Buyer _____ Date _____ Seller _____ Date _____

Buyer _____ Date _____ Seller _____ Date _____

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