

Florida Keys Home Inspection Checklist

Live Better in the Keys Academy™
Buyer Workbook Resource

Property Information

Property Address _____

Inspection Date _____

Inspector _____

Community _____

Academy Guide _____

Exterior & Site

- ☐ Roof appears in good condition
- ☐ Siding/stucco
- ☐ Windows & doors
- ☐ Driveways & walkways
- ☐ Drainage
- ☐ Landscaping

Roof

- ☐ Approximate age
- ☐ Signs of leaks
- ☐ Flashing
- ☐ Fasteners
- ☐ Permits discussed

Dock & Seawall

- ☐ Dock decking
- ☐ Pilings
- ☐ Cleats
- ☐ Water & electric
- ☐ Boat lift
- ☐ Seawall cracks/erosion

HVAC

- ☐ System age
- ☐ Cooling performance
- ☐ Corrosion
- ☐ Filter
- ☐ Service records

Electrical

- ☐ Panel condition
- ☐ GFCI protection
- ☐ Outlets tested
- ☐ Visible wiring concerns

Plumbing

- ☐ Water heater
- ☐ Visible leaks
- ☐ Water pressure
- ☐ Fixtures
- ☐ Drainage

Moisture & Pests

- ☐ Signs of mold
- ☐ Moisture intrusion
- ☐ Termites/wood destroying organisms

Wind Mitigation

- ☐ Impact windows/shutters
- ☐ Roof-to-wall connection
- ☐ Roof shape
- ☐ Garage door protection

Questions for the Inspector

Inspection Summary

- ☐ Items needing immediate attention:

-
- ☐ Recommended future maintenance:
-

Questions for My Academy Guide

Academy Tip: The goal of an inspection is not to find a perfect home—it is to understand the home's condition so you can move forward with confidence.

Your home inspector will provide you with a list of all of these items completed. Let this serve you as a guide of questions you might want to ask the inspector or items to review with the inspector after.

