

# Outdoor Living Space Inspection Checklist



Use this checklist to evaluate the condition and quality of outdoor features when touring a potential home. Or, if you have made an offer on a home and are having it inspected prior to purchase, accompany your inspector and use this checklist in your review of the outdoor living space as part of your pre-purchase inspection. Check each item as you go.

Learn all about outdoor living spaces at [livingonthepatio.com](http://livingonthepatio.com) where every day is Friday on the patio!

Patios and Decks	Notes
<input type="checkbox"/> Surface is level and free of cracks or damage	
<input type="checkbox"/> No signs of wood rot, warping, or termite damage	
<input type="checkbox"/> Railings are secure and up to code	
<input type="checkbox"/> Deck boards or patio pavers are securely fastened	
<input type="checkbox"/> Proper drainage (no pooling water after rain)	
<input type="checkbox"/> Materials used are durable and weather-resistant	
<input type="checkbox"/> Age and maintenance history provided by seller	
Landscape and Drainage	Notes
<input type="checkbox"/> Yard is graded away from the house	
<input type="checkbox"/> No standing water or signs of erosion	
<input type="checkbox"/> Trees and shrubs are trimmed and well-maintained	
<input type="checkbox"/> No invasive roots near home foundation or patio	
<input type="checkbox"/> Landscaping matches property boundaries and zoning	
<input type="checkbox"/> Low-maintenance design (or manageable for you)	
Lighting & Electrical	Notes
<input type="checkbox"/> All outdoor lights function properly	
<input type="checkbox"/> Light fixtures are weather-rated and secure	
<input type="checkbox"/> GFCI outlets are installed and test properly	
<input type="checkbox"/> Electrical boxes are covered and weatherproof	
<input type="checkbox"/> Extension cords not used as permanent wiring	
<input type="checkbox"/> Outdoor kitchen/outlets are up to code	

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Hardscaping (Paths, Walls, Built Features)	Notes
<input type="checkbox"/> Walkways are level, safe, and crack-free	
<input type="checkbox"/> Retaining walls are structurally sound	
<input type="checkbox"/> Fire pits, seating walls, or built-ins in good shape	
<input type="checkbox"/> No signs of settling or poor installation	
<input type="checkbox"/> Materials blend well with landscape design	
Outdoor Structures	Notes
<input type="checkbox"/> Pergolas/gazebos/sheds, etc., secure; well-maintained	
<input type="checkbox"/> Roofs, canopies, or covers are intact	
<input type="checkbox"/> Structure is free from sagging or rot	
<input type="checkbox"/> Confirm which structures are included in the sale	
<input type="checkbox"/> Permits available (if applicable)	
Water Features & Irrigation	Notes
<input type="checkbox"/> Fountains or ponds are clean and functional	
<input type="checkbox"/> No signs of leaks or stagnant water	
<input type="checkbox"/> Sprinkler system zones function properly	
<input type="checkbox"/> Drip irrigation or timers are in good condition	
<input type="checkbox"/> Winterization and maintenance history available	
Additional Notes & Questions	Notes
<input type="checkbox"/> Ask seller about past outdoor repairs or upgrades	
<input type="checkbox"/> Ask for permits and documentation on major features	
<input type="checkbox"/> Request professional inspection of questionable areas	
<input type="checkbox"/> Other	
<input type="checkbox"/> Other	
<input type="checkbox"/> Other	