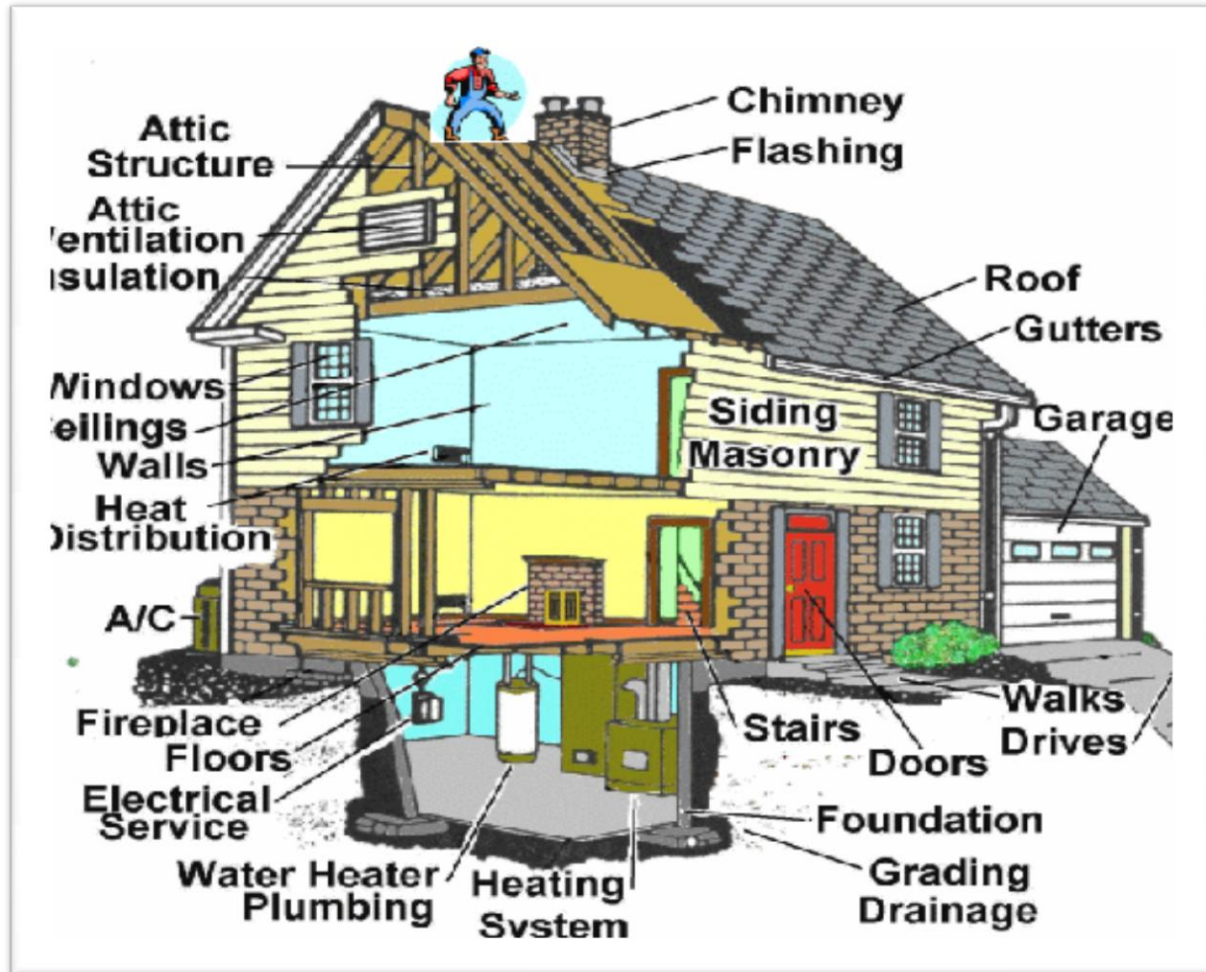


Home Inspection Checklist



1. Roof

The inspector should inspect:

- A. the roof covering;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashings, skylights, chimney and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

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2. Exterior

The inspector should inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias;
- C. and report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter;
- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. and describe the exterior wall covering.

3. Basement, Foundation & Crawlspace

The inspector should inspect:

- A. the basement;
- B. the foundation;
- C. the crawlspace;
- D. the visible structural components;
- E. and report on the location of under-floor access openings;
- F. and report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact or near soil;
- H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. and report on any cutting, notching and boring of framing members which may present a structural or safety concern.

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4. Heating

The inspector should inspect:

- A. the heating systems using normal operating controls, and describe the energy source and heating method;
- B. and report as in need of repair heating systems which do not operate;
- C. and report if the heating systems are deemed inaccessible.

5. Cooling

The inspector should inspect:

- A. the central cooling equipment using normal operating controls.

6. Plumbing

The inspector shall:

- A. inspect and determine if the water supply is public or private;
- B. verify the presence of and identify the location of the main water shut-off valve;
- C. inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves;
- D. flush toilets;
- E. run water in sinks, tubs, and showers;
- F. inspect the interior water supply, including all fixtures and faucets;
- G. inspect the drain, waste and vent systems, including all fixtures;
- H. describe any visible fuel storage systems;
- I. inspect the drainage sump pumps and test pumps with accessible floats;
- J. inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main

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fuel shut-off valves;

- K. inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- L. inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets;
- M. inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; and
- N. inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

7. Electrical

The inspector should inspect:

- A. the service drop/lateral;
- B. the meter socket enclosures;
- C. the means for disconnecting the service main;
- D. and describe the service disconnect amperage rating, if labeled;
- E. panel boards and over current devices (breakers and fuses);
- F. and report on any unused circuit breaker panel openings that are not filled;
- G. the service grounding and bonding;
- H. a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be AFCI-protected during the inspection using an AFCI tester, where possible;
- I. and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible;
- J. and report the presence of solid conductor aluminum branch

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circuit wiring, if readily visible;

- K. and report on any tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall;
- L. the service entrance conductors and the condition of the conductor insulation;
- M. and report the absence of smoke detectors; and
- N. service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances from grade or rooftops.

8. Fireplace

The inspector should inspect:

- A. the fireplace, and open and close the damper door, if readily accessible and operable;
- B. hearth extensions and other permanently installed components;
- C. and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.

9. Attic, Ventilation & Insulation

The inspector should inspect:

- A. the insulation in unfinished spaces;
- B. the ventilation of attic spaces;
- C. mechanical ventilation systems;
- D. and report on the general absence or lack of insulation in

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unfinished spaces.

10. Doors, Windows & Interior

The inspector should:

- A. open and close a representative number of doors and windows;
- B. inspect the walls, ceilings, steps, stairways and railings;
- C. and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter;
- D. inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control;
- E. and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door;
- F. and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use;
- G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

