



This Home Inspection checklist is intended to be a high-level customer guide when attending a home inspection. Use this list to make notes about the parts of the house that need immediate or future repairs. *Please note that this checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but NOT exhaustive.*

System/area	Components inspected
Structure	Visible structural components including: (a) Foundation; (b) Floors and floor structure; (c) Walls and wall structure; (d) Columns or piers; (e) Ceilings and ceiling structure; and (f) Roofs and roof structure.
Notes:	
Exterior and Site	(a) Wall cladding, flashings, and trim; (b) Entryway doors and all windows; (c) Garage door operators; (d) Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings; (e) Eaves, soffits, and fascias; and (f) Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure.
Notes:	
Roof System	(a) Roof coverings; (b) Roof drainage systems; (c) Flashings; (d) Skylights, chimneys, and roof penetrations; and (e) Signs of leaks or abnormal condensation on building components.
Notes:	
Plumbing	(a) Interior water supply and distribution system, including piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections; (b) Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage; (c) Hot water systems including water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents; (d) Above ground oil storage and distribution systems including interior oil storage equipment, supply piping, venting, and supports; leaks; and (e) Sump pumps and sewage ejection pumps.
Notes:	
Electrical System	(a) Service entrance conductors; (b) Service equipment, grounding equipment, main overcurrent device, and distribution panels; (c) Amperage and voltage ratings of the service; (d) Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages; (e) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; (f) The polarity and grounding of all

	receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; (g) The operation of ground fault or arc fault circuit interrupters; (h) Smoke alarms; and (i) Carbon monoxide detectors.
Notes:	
Heating	Permanently installed heating systems including: (a) Heating equipment; (b) Normal operating controls; (c) Automatic safety controls; (d) Chimneys, flues, and vents, where readily visible; (e) Solid fuel heating devices; (f) Heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and (g) The presence of installed heat source in each room.
Notes:	
Central A/C	(a) Central air conditioning systems including cooling and air handling equipment and normal operating controls. (b) Distribution systems including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, and fan-coil units.
Notes:	
Interiors	(a) Walls, ceiling, and floors; (b) Steps, stairways, balconies, and railings; (c) Counters and cabinets; and (d) Doors and windows.
Notes:	
Insulation and Ventilation	(a) Insulation and vapor retarders/barriers in unfinished spaces; (b) Ventilation of attics and foundation areas; (c) Kitchen, bathroom, and laundry venting systems; and (d) readily accessible attic ventilation fan, and any readily accessible thermostatic control. (e) Absence of insulation in unfinished space adjacent to heated living areas.
Notes:	
Built in Kitchen Appliances	(a) Installed dishwasher, through its normal cycle; (b) Range, cook top, and installed oven; (c) Trash compactor; (d) Garbage disposal; (e) Ventilation equipment or range hood; (f) Installed microwave oven; and (g) Built-in refrigerators.
Notes:	