

DETAILED POINTS FOR HOME INSPECTION

WORKSHEET, OUTSIDE:

- 1) GRADING/DRAINAGE, DEFECTS, DRAINS SURFACE & FOUNDATION
- 2) RETAINING WALLS
- 3) DRIVEWAY/WALKWAYS, MATERIAL, CONDITION
- 4) PATIO/STOOP, MATERIAL, CONDITION, FOOTINGS
- 5) DECK/BALCONIES, FOOTINGS, SUPPORTS, FRAME GRADE, SPACING, SPAN
- 6) BLDG. LOCATION
- 7) OUTBUILDINGS/POOL FENCES
- 8) CONSTRUCTION WASTE
- 9) LANDSCAPING, ADVERSE, FOUNDATION
- 10) TREES, OVERHANGING LIMBS
- 11) FOUNDATION TYPE
- 12) MATERIAL
- 13) CONDITION
- 14) VENTILATION
- 15) ROOF STYLE
- 16) MATERIAL
- 17) CONDITION/METHOD OF INSPECTION
- 18) FLASHING/UNDERLAYMENTS/PENETRATIONS
- 19) SIDING, MATERIAL & CONDITION
- 20) TRIM, MATERIAL & CONDITION
- 21) PAINT/STAIN/WEATHER SEALANTS
- 22) GUTTERS/DOWNSPOUTS, MATERIAL, ROOF DRAINAGE
- 23) GARAGE/CARPORT, #VEHICLES, CONDITION, FIRE SEPARATION, SLOPE, OPENER – OPERATE – SAFETY REVERSE
- 24) AIR CON, TYPE, FUEL, BTU, LOCATION, OPERATE (65DEGREE RULE)
, DISCONNECT, COMPATIBILITY, OVER-CURRENT PROTECTION

INSIDE

- 1) ATTIC, ACCESS, RODENTS OR PESTS, OVERSIZE OPENINGS
- 2) FRAMING
- 3) BRACING
- 4) DECKING, WATER SIGN
- 5) INSULATION, MATERIAL, THICKNESS
- 6) VENTILATION, TYPE, OPERATE POWER VENTS, FANS
- 7) VENTS, FLUES, STACKS
- 8) CEILING FRAMING INC FIRE-STOPPING
- 9) FLOORS
- 10) WALLS
- 11) WINDOW TYPE
- 12) MATERIAL
- 13) GLAZING
- 14) EXTERIOR DOORS

DETAILED POINTS FOR HOME INSPECTION

- 15) INTERIOR DOORS
- 16) LOCKS/HARDWARE
- 17) WALLS/CEILINGS
- 18) FLOORING
- 19) FIREPLACE/CHIMNEY

ELECTRICAL

- 1) INCOMING OVERHEAD OR UNDERGROUND, CLEARANCE, AMPERAGE, VOLTAGE, MATERIAL
- 2) PANELS, LOCATION, CONDITION,
- 3) OVER-CURRENT PROTECTION, MAIN DISCONNECT, COMPATIBILITY OF CIRCUITS,
- 4) CONDUCTORS, MATERIALS, CONDITION, MAIN GROUNDING CONDUCTOR
- 5) FIXTURES AND OUTLETS
- 6) SMOKE DETECTORS, LOCATION, TEST

BASEMENT/CRAWLSPACE

- 1) FINISHED AREA
- 2) FOUNDATION NOTES
- 3) STRUCTURAL SUPPORTS
- 4) FRAMING MEMBER GRADE, SPACING, SPAN
- 5) DRAINS/SUMP PUMPS
- 6) MOISTURE/ DAMP-PROOFING AND/OR WATER-PROOFING
- 7) VENTILATION
- 8) INSULATION

PLUMBING

- 1) PLUMBING SERVICE
- 2) WASTE WATER/SEWERAGE
- 3) WATER PRESSURE
- 4) PLUMBING PIPE, SERVICE AND INTERIOR
- 5) MAIN SHUTOFF, LOCATION
- 6) DRAIN, MATERIAL
- 7) WATER HEATER, FUEL TYPE AND CAPACITY, LOCATION, COMBUSTION AIR, INSPECTION PANELS, OPERATE, VENTS, PIPING, WIRING, TEMPERATURE AND PRESSURE RELEASE VALVE(S)
- 8) WASHER/DRYER CONNECTIONS
- 9) JETTED TUB PUMPS

DETAILED POINTS FOR HOME INSPECTION

HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- 1) HEATING UNIT, TYPE, FUEL, BTU, LOCATION, ACCESS, OPERATE
- 2) COMBUSTION AIR
- 3) DUCTING, SUPPORTS, WIRING
- 4) OPERATE THERMOSTAT
- 5) FLUES AND VENTS
- 6) FILTERS