

Home inspector checklist

Version 1. Written from InterNACHI's Home Inspection Standards of Practice. Mark each item as you inspect it, then record each finding in the report.

Property and inspection

Property address

Inspection date

Inspector and company

Residential units on the property ☐ One ☐ Two ☐ Three ☐ Four

Inspect the roof from ground level or the eaves, and its general structure from readily accessible panels, doors or stairs. Walking the roof surface is not required.

Roof

Roof covering ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Gutters and downspouts ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Vents, flashing, skylights, chimney and other penetrations ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Roof structure from accessible panels, doors or stairs ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Exterior

Wall covering, eaves, soffits and fascia ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Representative windows and exterior doors ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Walkways, driveways, steps, stoops and ramps ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Porches, patios, decks, balconies and carports ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Railings, guards and handrails ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Grading, drainage, vegetation and retaining walls ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Basement, foundation, crawl space and structure

Foundation ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Basement	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Crawl space, and its access	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Structural components, including any notched or cut framing	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected

Heating and cooling

Heating system, with its normal controls	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Cooling system, with its normal controls	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected

Plumbing

Main water and fuel shut-offs	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Water heating equipment and its temperature and pressure relief valve	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Interior supply lines and faucets	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Toilets, sinks, tubs and showers, and their drainage	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Drain, waste and vent lines	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Accessible sump pump floats	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected

Electrical

Service drop, service entrance, meter and mast	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Main disconnect and panelboards	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Over-current devices, grounding and bonding	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Representative switches, fixtures and receptacles	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
GFCI and AFCI protection	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected
Smoke and carbon monoxide detectors	☐ Inspected, nothing to report	☐ Needs correction	☐ Not inspected

Fireplace

Readily accessible, visible parts of the fireplace and chimney ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Damper doors and cleanout doors ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Attic, insulation and ventilation

Insulation and ventilation of the attic and unfinished spaces ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Mechanical exhaust in the kitchen, bathrooms and laundry ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Doors, windows and interior

Representative interior doors and windows ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Floors, walls and ceilings ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Stairs, steps, landings and their railings and guards ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Garage vehicle doors and openers ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Items not inspected, and why

Limits and signature

The inspection does not cover items the standard excludes, including mold, pests, radon and other environmental hazards, service life, code compliance and repair costs. It is not technically exhaustive and does not identify concealed or latent defects.

Inspector signature

Date signed