

A-1 Home Inspections

14 Years of Experience To Benefit You

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Home Inspection Checklist

Feel free to use a checklist like this to make sure that you are looking at the house, thoroughly. Make notes about items that are not in good condition and put a star next to acceptable conditions. (Note: Take it easy on the home, not even brand new homes can live up to this checklist!!)

Please Note:

This checklist should ABSOLUTELY NOT be relied upon as a official home inspection report, nor should it be considered a substitute for a professional home inspection. This checklist will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. If you require a home inspection, contact A-1 Home Inspections (a qualified, educated, licensed, experienced ASHI certified home inspector.)

It is the combined responsibility of the buyer, their realtor, their legal counsel, and the owner to determine who will be responsible for correcting any of the deficiencies identified in this checklist.

Number of Stories:
Structure Style:

Structural

Structural Elements

Identification of Wall Structure
Identification of Floor Structure
Identification of Ceiling Structure
Identification of Roof Structure
Identification of Basement Wall Structure
Observations of Foundation Walls

Exterior

Grading & Drainage

General Comments & Description
Grading Around House

House Wall Finish

House Wall Finish Type
House Wall Finish Observations

Exterior Components

General Comments & Description
House Number

Driveways

Walkways

Fences & Gates

Soffits

Fascia & Trim

Sliding Glass Doors

Exterior Doors

Decks and Patios

Balconies Guardrails etc

Screens

Outlets

Lights

Hose Bibs

Miscellaneous

Roof

Architectural Grade Composition Shingle

General Comments & Description

Method of Evaluation

Estimated Age

Roofing Material

Layered Material

Flashings

Gutters & Drainage

Roof Vents

Plumbing

General Gas Comments

Gas Main Shut-Off Location

Potable Water Supply Pipes

Water Main Location

Water Pressure

Copper Water Pipes

Gas Water Heaters

General Gas Water Heater Comments

Age Capacity & Location

Temperature Of Hot Water

Combustion Chamber

Gas Shut-Off Valve & Connector

Vent Pipe & Cap

Relief Valve & Discharge Pipe

Waste & Drainage Systems

General Comments & Description

Type of Material

Drain Pipes Waste Pipes & Vent Pipes

Electrical

Main Panel

General Comments

Service Entrance

Size and Location

Main Panel Observations

Wiring Observations

Circuit Breakers

Grounding

Heat-A/C

HVAC Split Systems

Age & Location

Furnace

Vent Pipe

Circulating Fan

Condensate Drainpipe

Differential Temperature Readings

Thermostats

Metal Ducting

Chimney

Chimney Vent

[General Prefabricated Comments](#)

[Common Observations](#)

[Weather Cap-Spark Arrestor](#)

[Chimney Flue](#)

[Fireplace](#)

[Damper](#)

[Glass Doors](#)

Living

General

[Fire Alarms](#)

[Walls](#)

[Ceilings](#)

[Floors](#)

[Windows](#)

[Doors](#)

Basement

[Moisture or Dampness](#)

Bathrooms

Bathrooms

Doors

Walls & Ceiling

Cabinets

Sink Countertop

Sink Faucet Valves & Connectors Trap & Drain

Tub-Shower

Bath Tub

Toilet

Exhaust Fan

Outlets

Kitchen

Kitchen

Outlets

Sink & Countertop

Cabinets

Trap and Drain

Garbage Disposal

Refrigerator

Electric Range

Dishwasher

Exhaust Fan or Downdraft

Stairs

Main Stairs

Laundry

Laundry Room

Dryer Vent

Dryer

Garage

Triple-Car Garage

Slab Floor

Entry Door Into the House

Garage Side Door

Garage Door & Hardware

Automatic Opener

Outlets

Attic

Primary Attic

Access Location & General Condition

Method of Evaluation

Framing

Ventilation

Blown-in Fiberglass Insulation

Home Warranty

Home Warranty

Appliances & Equipment