

Property / address: _____

Inspector: _____

Date: _____

Client: _____

General

	OK	Problem	N/A	Photo #
Front of home	☐	☐	☐	_____
Property type	☐	☐	☐	_____
Year built	☐	☐	☐	_____
Occupied at time of inspection?	☐	☐	☐	_____
Weather	☐	☐	☐	_____
People present	☐	☐	☐	_____

Exterior & grounds

	OK	Problem	N/A	Photo #
Grading slopes away from the foundation?	☐	☐	☐	_____
Driveway and walkways	☐	☐	☐	_____
Siding and exterior walls	☐	☐	☐	_____
Exterior walls	☐	☐	☐	_____
Decks, porches and steps secure?	☐	☐	☐	_____
Railings secure?	☐	☐	☐	_____
Exterior windows and doors	☐	☐	☐	_____
Trees and plants clear of the house?	☐	☐	☐	_____
Exterior notes	☐	☐	☐	_____

Roof

	OK	Problem	N/A	Photo #
Roof covering	☐	☐	☐	_____
Roof covering condition	☐	☐	☐	_____
Approximate roof age	☐	☐	☐	_____
Flashing condition	☐	☐	☐	_____
Gutters and downspouts working?	☐	☐	☐	_____
Chimney condition	☐	☐	☐	_____
Signs of leaks?	☐	☐	☐	_____
Roof	☐	☐	☐	_____

Foundation & structure

	OK	Problem	N/A	Photo #
Foundation type	☐	☐	☐	_____
Visible cracks?	☐	☐	☐	_____
Signs of water intrusion?	☐	☐	☐	_____
Framing and structure	☐	☐	☐	_____
Foundation	☐	☐	☐	_____

Electrical

	OK	Problem	N/A	Photo #
Service size	☐	☐	☐	_____
Main panel	☐	☐	☐	_____
Panel brand and type	☐	☐	☐	_____
Double-tapped breakers?	☐	☐	☐	_____
GFCI protection in wet areas?	☐	☐	☐	_____
Smoke detectors present and working?	☐	☐	☐	_____
Carbon monoxide detectors present?	☐	☐	☐	_____
Electrical overall	☐	☐	☐	_____

Plumbing

	OK	Problem	N/A	Photo #
Water supply	☐	☐	☐	_____
Supply piping	☐	☐	☐	_____
Water pressure	☐	☐	☐	_____
Visible leaks?	☐	☐	☐	_____
Drains flow freely?	☐	☐	☐	_____
Water heater type	☐	☐	☐	_____
Water heater age	☐	☐	☐	_____
Relief valve and discharge pipe present?	☐	☐	☐	_____
Water heater	☐	☐	☐	_____

Heating & cooling

	OK	Problem	N/A	Photo #
Heating system	☐	☐	☐	_____
Heating works?	☐	☐	☐	_____
Cooling system	☐	☐	☐	_____
Cooling works?	☐	☐	☐	_____
Filter condition	☐	☐	☐	_____
Approximate system age	☐	☐	☐	_____
Heating and cooling equipment	☐	☐	☐	_____

Interior

	OK	Problem	N/A	Photo #
Walls and ceilings	☐	☐	☐	_____
Floors	☐	☐	☐	_____
Windows open, close and lock?	☐	☐	☐	_____
Doors open and close?	☐	☐	☐	_____
Stairs and handrails secure?	☐	☐	☐	_____
Signs of moisture or staining?	☐	☐	☐	_____
Interior notes	☐	☐	☐	_____

Kitchen & bathrooms

	OK	Problem	N/A	Photo #
Range and oven work?	☐	☐	☐	_____
Dishwasher works?	☐	☐	☐	_____
Refrigerator works?	☐	☐	☐	_____
Disposal works?	☐	☐	☐	_____
Cabinets and counters	☐	☐	☐	_____
Bathroom fixtures work without leaks?	☐	☐	☐	_____
Toilets secure?	☐	☐	☐	_____
Bathroom exhaust fans work?	☐	☐	☐	_____
Kitchen	☐	☐	☐	_____

Attic & insulation

	OK	Problem	N/A	Photo #
Insulation	☐	☐	☐	_____
Insulation depth	☐	☐	☐	_____
Ventilation adequate?	☐	☐	☐	_____
Signs of pests?	☐	☐	☐	_____
Attic	☐	☐	☐	_____

Summary

	OK	Problem	N/A	Photo #
Overall condition	☐	☐	☐	_____
Major defects	☐	☐	☐	_____
Safety concerns	☐	☐	☐	_____
Recommended repairs	☐	☐	☐	_____