

Home Inspection Checklist for Inspectors

This printable checklist is based on the article from WIN Home Inspection. You can print this directly from your browser or copy it into a word processor (like Microsoft Word or Google Docs) and save/export as a PDF for easy printing. Use the checkboxes for marking items during inspection.

Pre-Inspection Quick Checks

1. Confirm Scope and Standards

- ✓ Reference specific standard of practice (SOP) in service agreement and inspection report.
- ✓ Explain what is inspected (readily accessible systems and components).
- ✓ Explain what is not inspected (concealed conditions, unsafe areas).

2. Verify Utilities and Access

- ✓ Water is on.
- ✓ Electricity is on.
- ✓ Gas is on (if applicable).
- ✓ Attic access is available.
- ✓ Crawlspace access is available.
- ✓ Garage is accessible.
- ✓ Note any locked doors or blocked panels.

3. Tools and Safety Basics

- ✓ Strong flashlight.
- ✓ GFCI receptacle tester.
- ✓ Ladder plan (walk away if unsafe).
- ✓ PPE for attic and crawlspaces.
- ✓ Camera or phone with sufficient storage.

Optional Tools:

- ✓ Moisture meter.
- ✓ Infrared camera (if trained).

- ✓ Combustible gas detector (market-dependent).

Core Inspection Checklist by System

1. Exterior and Structure

- ✓ Site drainage and grading near the foundation: Slope direction.
- ✓ Site drainage and grading near the foundation: Downspouts and discharge location.
- ✓ Site drainage and grading near the foundation: Standing water or erosion clues.
- ✓ Foundation and visible structure: Cracks and movement clues.
- ✓ Foundation and visible structure: Moisture clues.
- ✓ Foundation and visible structure: Clearance between siding and soil.
- ✓ Exterior cladding and penetrations: Damage, rot, gaps, improper sealing.
- ✓ Exterior cladding and penetrations: Flashing where walls meet roofs and decks.
- ✓ Exterior cladding and penetrations: Penetrations (pipes, vents, conduits).
- ✓ Windows and doors: Representative operation.
- ✓ Windows and doors: Evidence of water entry.
- ✓ Decks, steps, railings: Loose rails, wobbly guards.
- ✓ Decks, steps, railings: Attachment clues on the ledge.
- ✓ Decks, steps, railings: Stair safety basics.
- ✓ Garage exterior and approach: Driveway trip hazards and drainage toward the house.
- ✓ Garage exterior and approach: Exterior receptacles (if present).

2. Roof

- ✓ Method and safety decision: Walked, ladder viewed, ground viewed, drone viewed.
- ✓ Covering condition: Missing, damaged, or deteriorated material.
- ✓ Covering condition: Fasteners visible.
- ✓ Covering condition: Age clues and general wear.
- ✓ Flashing and penetrations: Plumbing vents, chimneys, skylights, valleys.
- ✓ Gutters and downspouts: Attachment, debris, discharge.
- ✓ Visible signs of leakage or structural issues: Staining, sagging roof planes, soft spots (if safely felt).

3. Interior

- ✓ Walls, ceilings, floors: Cracks, stains, moisture.
- ✓ Walls, ceilings, floors: Uneven floors or clues of movement.
- ✓ Kitchens: Leaks under sink and around dishwasher.
- ✓ Kitchens: GFCIs installed where expected.
- ✓ Kitchens: Ventilation basics.
- ✓ Bathrooms: Leaks, toilet stability.
- ✓ Bathrooms: Ventilation basics, fan operation.
- ✓ Bathrooms: Moisture damage clues in surroundings.
- ✓ Bedrooms and general living spaces: Windows and doors representative operation.
- ✓ Bedrooms and general living spaces: Egress basics (where applicable).
- ✓ Bedrooms and general living spaces: Smoke and CO alarm presence (if within SOP and state requirements).

4. Attic, Crawlspace, Basement

- ✓ Access and safety: Safe entry.
- ✓ Access and safety: Lighting, clearance, hazards.
- ✓ Moisture and ventilation: Stains, active leaks, condensation clues.
- ✓ Moisture and ventilation: Ventilation pathways and blockages.
- ✓ Insulation basics: Type, approximate depth where visible.
- ✓ Insulation basics: Gaps and disturbed areas.
- ✓ Visible framing and support: Damage, sagging, improper cuts, compromised supports.
- ✓ Pest clues: Wood damage, droppings, tunnels, nesting material.
- ✓ Limitations: Document why if an area could not be reached.

5. Electrical

- ✓ Service and main equipment observations: Service size label (when present).
- ✓ Service and main equipment observations: Panel condition and safe access.
- ✓ Panel observations: Open knockouts.
- ✓ Panel observations: Overheating clues.

- ✓ Panel observations: Improper wiring practices.
- ✓ Panel observations: Bonding and grounding concerns (visual).
- ✓ Representative receptacle testing approach: Consistent sampling method.
- ✓ Representative receptacle testing approach: Include exterior and garage receptacles.
- ✓ GFCI and AFCI presence where expected: Note missing protection (based on age and standards).
- ✓ Smoke and CO alarms present (if within scope).

6. Plumbing

- ✓ Supply and drain materials (when visible).
- ✓ Leaks at fixtures and under sinks.
- ✓ Functional drainage: Slow drains and improper traps (visible).
- ✓ Water heater basics.
- ✓ Exterior hose bibs and irrigation notes (if visible).

7. HVAC

- ✓ Identify equipment type and age clues.
- ✓ Verify basic operations (heating and cooling) within safe temperature limits.
- ✓ Check airflow, supply and return unobstructed.
- ✓ Filter locations and conditions accurate.
- ✓ Condensate management functional (drain routing).
- ✓ No combustion safety issues: Venting, clearances around equipment.

Notes: This checklist is for professional home inspectors. Always follow local standards and safety protocols. For full details, refer to the original article:

<https://winfranchising.com/home-inspection-checklist-for-inspectors>