

Minimum Home Inspection Standards

Not all homes are built the same, should a component not exist, simply move on to the next.

Introduction:

- Scope of Inspection
- Approximate Year Built
- Inspection/Site Conditions
- General Information

Property and Site:

- Landscaping and Grading
- Walkways
- Driveways
- Patio(s)
- Enclosures
- Retaining Walls

Exterior:

- Foundation Surface
- Wall Surface
- Eaves/Fascia/Soffit
- Windows
- Exterior Doors
- Porches
- Decks
- Balcony
- Carport
- Window Wells
- Basement Storage Room
- Staircase/Fire Escape

Roofing System:

- Roofing Inspection Method
- Flat Surfaces
- Sloped Surfaces
- Flashings
- Roof Drainage
- Chimneys
- Skylights
- Accessories

Attic:

- Attic Access
- Insulation
- Ventilation
- Vapor Barrier

- Exhaust Duct
- Sheathing

Garage/Carport:

- Interior Access Doors
- Exterior Access Doors
- Vehicle Door(s)
- Floor
- Walls
- Ceiling
- Hatch

Structure:

- Foundation
- Support – Post, Beam, Column
- Floor Structure
- Wall Structure
- Roof structure
- Ceiling Structure
- Basement
- Crawlspace
- Slab

Electrical System:

- Service Entrance
- Service Size
- Main Disconnect
- Distribution Panel
- Sub-panel(s)
- Grounding
- Brand Circuit Wiring
- Receptacles
- Lighting/Ceiling Fans(s)
- Exhaust Fans
- GFCI Devices
- AFCI Devices
- Smoke Alarms
- Carbon Monoxide Alarms

Heating/Cooling/ Ventilation:

- Energy Sources
- AC/Heat Pump System(s)
- Evaporative Cooler
- Forced Air Furnace
- Humidifier
- Electric Heating System(s)
- Boiler

- Combustion Venting
- Distribution System
- Natural Gas/Propane Piping
- Filter

Plumbing System:

- Water Main
- Distribution Piping
- Drain, Waste, and Vent Piping
- Water Heating Equipment
- Water Heating Venting
- Natural Gas/Propane Piping
- Hose bib(s)
- Fixtures/Faucets
- Sinks
- Toilet(s)
- Tub(s), shower(s)
- Floor drain
- Sump pump
- Sewage pump

Interior:

- Floors
- Walls/Ceilings
- Windows
- Doors
- Entrance Doors
- Stairs/Railings
- Counter Tops/Cabinets

Fireplaces:

- Wood Burning Fireplace(s)
- Pellet Stove
- Gas Log Set(s)
- Gas Insert(s)
- Flue(s)/Damper(s)
- Hearth/Door/Screen

Appliances:

- Refrigerator
- Range/Oven/Cooktops
- Range Hood
- Microwave Oven
- Food Waste Dispenser
- Trash Compactor
- Clothes Washer
- Clothes Dryer
- Door Bell and Chimes

