
Check-Your-Inspector Checklist

*A Guide to
Choosing & Checking
Your Home Inspector*

By

InspectChex


www.InspectChex.com

\$9.95 + tax

Check-Your-Inspector Checklist

*A Guide to
Choosing & Checking
Your Home Inspector*

By
InspectChex


Developed & distributed by InspectChex, 414 _ Standard Street, El Segundo, California 90245-3037.

Authoring services provided by Sue Lane, Training Consultant; Sue Lane & Associates, Los Angeles, California, (310) 397-7700.

Copyright © 1998 by Michael D. Ross and Ronald J. Melton.

All rights reserved. No part of this book may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Mike Ross and Ron Melton, except where permitted by law. For information contact: InspectChex, 414 _ Standard Street, El Segundo, California 90245-3037 or 1-888-600-2439.

InspectChex[™]


First Edition, 1998

The contents of this book are intended as a general overview of the home inspection process. While this book will apply to most home inspections and home inspectors, it cannot claim to apply to all home inspections and home inspectors. Usage of this book or its contents does not guarantee that all property damages and defects will be discovered as a result of any home inspection. In no event will InspectChex be liable for any special, incidental, consequential, indirect, or direct damages of any kind arising from the use of this book or the contents of this book.

TABLE OF CONTENTS

About InspectChex.....	ii
Introduction.....	iii
What is a Home Inspection?.....	iii
Qualifications of a Home Inspector.....	iv
Choosing a Home Inspector.....	v
Information You Should Be Able to Provide.....	v
Interviewing the Home Inspector.....	vi
Home Inspector Interview Form.....	viii
Home Inspector Interview Form.....	x
Home Inspector Interview Form.....	xii
Before, During & After the Inspection.....	xiv
How to Use the Check-Your-Inspector Checklist.....	xv
Example of Completed Checklist.....	xvi
Check-Your-Inspector Checklist.....	1
.....	1
.....	1
.....	2
.....	2
.....	3
.....	4
.....	5
.....	6
.....	6
.....	7
.....	8
.....	9
.....	10
.....	11
.....	12
.....	13
.....	13
.....	14
Order Form.....	15

About InspectChex

InspectChex
414 _ Standard Street
El Segundo, California 90245-3037

Phone: 1-888-600-CHEX (2439)
Fax: (310) 322-9112
Web Site: www.InspectChex.com

InspectChex was founded by Mike Ross and Ron Melton in response to the growing need for prospective homeowners to become knowledgeable about the home inspection process. It is dedicated to providing you, the homeowner, with peace of mind. It provides useful—and often critical—information and tools that directly contribute to your physical and financial security.

Mike Ross is owner of Mike Ross Property Inspection, a complete preacquisition commercial and residential inspection service that also specializes in construction defect inspection services. Mike has 20 years experience in the construction industry, with 7 years specializing in commercial, residential, and construction defect inspections. He has personally conducted over 2500 inspections. His credentials include: 1997-1998 President and 1996-1997 Vice President of the West Los Angeles & South Bay chapter of CREIA (California Real Estate Inspection Association); graduate of I.T.A. (Inspection Training Associates) Commercial Inspection School; member of approved inspectors lists for Fred Sands & Buyers Home Warranty Co. and Coldwell Banker Concierge Service; member of FREA (Foundation of Real Estate Appraisers), The International Association of Electrical Inspectors, The League of California Homeowners, and the International Conference of Building Officials.

Ron Melton is founder and owner of Insight Inspection Service which specializes in providing custom inspections of residential and commercial real estate property. Ron has been in the construction industry for the past 18 years and has been a licensed General Contractor for the past 13 years (California State License # B-474010). His construction experience includes residential structures as well as commercial earthquake and moment frame repairs. He has been performing residential and commercial building analysis and consulting for approximately 6 years, including construction defect analysis and analysis of asset managed and receivership properties. Additional credentials include: Member of FREA (Foundation of Real Estate Appraisers), professional member of ICBO (International Conference of Building Officials), candidate member of CREIA (California Real Estate Inspection Association), and graduate of I.T.A. (Inspection Training Associates) Residential & Commercial Inspection Courses.

INTRODUCTION

Congratulations on choosing the *Check-Your-Inspector Checklist*! If you are thinking about having a single family residence or condominium inspected, this checklist is a must for you. Using the checklist, you will be able to monitor the quality of the home inspection services to ensure your best interests are being served.

Before you become acquainted with the checklist, take a few minutes to read the next few pages of this booklet. They describe the home inspection process and tell you how to select a qualified Home Inspector. After all, the way to begin managing the quality of your inspection is by selecting a qualified Home Inspector. The *Check-Your-Inspector Checklist* follows these important introductory pages.

WHAT IS A HOME INSPECTION?

The purpose of arranging a home inspection is to obtain an objective professional opinion about the true condition of the property. A home inspection is a service conducted by a Home Inspector who determines whether the main systems and components of a residential property are functioning properly or in need of repair. The Home Inspector conducts a visual inspection and provides a report of his/her findings. A visual inspection means that the inspection is limited to systems and components which are exposed to view.

There are several different reasons for having a home inspection performed:

- On behalf of the buyer in conjunction with the purchase of a new or resale home
- On behalf of the seller preparing to put his/her home on the market
- On behalf of a buyer thinking about bidding on a home in probate or bank repossession
- On behalf of a current homeowner who simply wants to find out the condition of his/her home

Most home inspections are conducted in conjunction with the purchase of a home. The Home Inspector is hired by the buyer on behalf of the buyer and conducts the inspection after the buyer's offer has been accepted by the seller but before the sale is final. As a result of the inspection report, the buyer and seller negotiate responsibility for the cost of repairs if applicable. In extreme cases, the buyer may decide to rescind his/her offer to buy the property.

QUALIFICATIONS OF A HOME INSPECTOR

Few states have a licensing process for Home Inspectors. In states that do not require licensing, anyone may solicit business as a Home Inspector. That is why it is critical for you to know how to find and recognize a qualified Home Inspector.

The minimum qualifications you should expect in a good Home Inspector are:

- Training and experience in the field of home inspections
- Training and experience in the construction industry
- Affiliation with one or more appropriate professional organizations

A common misconception is that an inspector should be a licensed contractor. Although a contractor's license may be helpful to the inspector, it is not necessary and does not guarantee that he/she knows how to conduct a home inspection.

There are several professional organizations which have established their own operating standards, codes of ethics and educational requirements for their members. Therefore, make sure that the Home Inspector you select is a member of a recognized professional organization for Home Inspectors. While membership in an organization associated with the construction industry is a plus, membership in an organization that specifically focuses on home inspection is even better. And, if the organization offers some type of certification you should also determine whether your inspector has achieved the certification requirements.

Examples of established organizations are:

- CREIA (California Real Estate Inspection Association)
- ASHI (American Society of Home Inspectors)
- ICBO (International Conference of Building Officials)

Home Inspectors are generalists. They are not experts in every field of construction, nor do they need to be. The fee for a home inspection is a fraction of what you would pay if you hired a team of specific trade contractors and engineers to inspect the property. The Home Inspector will recommend that you hire a specialist if necessary. Examples of situations which may prompt a Home Inspector to recommend that you hire a specialist are:

- A hillside home (Geotechnical Engineer)
- Roof damage or extreme ceiling staining (Roofing Contractor)
- Extreme interior/exterior wall cracking, sloping floors, or non-professional framing installations (Structural Engineer)
- Swimming pool (Qualified Pool Inspector)

CHOOSING A HOME INSPECTOR

The first step in selecting a Home Inspector is to find one or more qualified inspectors to interview. You can look in the phone book, but a first-hand recommendation by someone whose opinion you trust is of course the best way to find a good Home Inspector. Someone who knows and has used property inspectors and has lived in the home after the inspection is ideal. Ask family, friends, neighbors, and business associates.

You can also contact the professional association for Home Inspectors in your area. Many associations maintain a referral list. Many also have web sites with lists of inspectors and links to additional web sites with useful information. Examples are:

- www.CREIA.com
- www.ASHI.com

Your real estate agent will probably provide one or more recommendations. However, keep in mind that a potential conflict of interest exists. An inspection which uncovers lots of problems can jeopardize a sale and therefore the realtor's commission. It may not be a good idea to rely solely on a recommendation from any agent involved in the transaction. Remember, you want the inspector to be working for you and looking out for your best interests.

Buying a home is probably the largest investment you will ever make. The cost of the inspection should not be the deciding factor for selecting your inspector. The average cost of an inspection is only a fraction of the purchase price of the home. When you select an inspector, qualifications and the amount of time he/she plans to spend on-site should be your two main concerns.

INFORMATION YOU SHOULD BE ABLE TO PROVIDE

Before you contact the Home Inspector, make sure that you can provide him/her with the following information. He/she will most likely need part or all of this information in order to quote a price and confirm the inspection:

- Property address
- Telephone number where you can be reached before and on the day of inspection
- Your real estate agent's name and phone number
- Square footage of the home
- Whether the home is on a raised foundation or slab
- The year that the house was built
- Whether there are any out-buildings (a guest house, for example)
- Whether there is a swimming pool

INTERVIEWING THE HOME INSPECTOR

Once you have located a Home Inspector, interview him/her over the telephone. Use the following questions to help you conduct a thorough interview. The questions are listed twice for you--first with desired responses and/or explanations and then as a form which you can use to record the inspector's responses during the interview. (Three copies of the *Home Inspector Interview Form* have been included for your convenience.)

1. How long have you been in the home inspection business?

Ideally at least 2 years.

2. Will you perform the inspection yourself?

If not, you should be interviewing the person who will be performing it.

3. How many inspections have you conducted?

500 is a good minimum.

4. Is property inspection your full-time profession?

The desired answer is "yes."

5. Do you have formal training as a Home Inspector?

Although there is no nationally accredited training curriculum for Home Inspectors, there are formal training programs sponsored by the various professional associations or private home inspection companies.

6. Do you have errors and omissions insurance and general liability insurance? What is the amount of coverage? (Ask for proof.)

Errors and omission insurance insures the inspector against liability for future damages in the event that they result because the inspector neglected to report, or reported inaccurately, about a defect which was in the scope of the inspection. General liability insurance insures the inspector against damage incurred during an inspection if incurred as a result of the inspector's carelessness. A good minimum amount of coverage is \$500,000.00 for each type of insurance.

7. What type of report do you provide? (Ask for a sample.)

There are several types of reports used by property inspectors: matrix or narrative, handwritten or computer-generated, provided on the spot or delivered within a few days. There are pros and cons to each type. Regardless of the type, the most important consideration is that the inspector fills in the report with detailed comments. A report which only indicates "good," "fair," or "poor" for each component may be too vague unless a detailed explanation follows. Beware of inspectors who charge significantly less than their competitors and promise quick checklist type inspections that are short on details. They are designed to limit the scope of the inspection to those components which will not jeopardize the sale.

8. May I review your contract prior to the inspection?

Most contracts detail what is and is not included in the inspection. It is important that you have enough time to review the contract before the inspection to ensure that you understand and are satisfied with the scope of the inspection. Ask the inspector to send or fax a copy to you if possible.

9. Are you a member of a professional association?

Find out whether the association is geared specifically to property inspection and whether it has standards of practice and a code of ethics.

10. Can you provide a list of references?

The inspector should be able to provide names and phone numbers of past users and agents. Request at least one for a recent job as well as an older job.

11. How long will the inspection take?

An inspection for a single family residence up to 2000 square feet should take 2 _ to 3 hours. The larger the home, the longer the inspection should take.

12. May I accompany you throughout your inspection?

The inspector should welcome you (and your agent, if applicable) to be present during the majority of the inspection. (You may not be able to accompany him/her where there is potential danger such as on the roof, in the attic or under the foundation.) He/she should also provide time to summarize and answer questions at the end of the inspection.

13. Do you make repairs that may be needed?

The answer should be a definite "NO." This is a conflict of interest and, in fact, some states have even passed legislation prohibiting inspectors from performing or offering to perform repairs for an additional fee to a structure they have inspected.

14. How much do you charge? What form of payment do you accept and when is payment due?

Most inspectors require payment at the time of the inspection. Rates vary across the country and sometimes even from one neighborhood to another. An inspector's rate structure is usually based on the square footage of the home. Be sure to find out if he/she charges extra for such items as raised foundations, out-buildings, extra bathrooms, older structures, swimming pools, spas, weekend inspections, etc.

HOME INSPECTOR INTERVIEW FORM

Inspector's Name _____

Telephone No. _____ Date _____

Referred By _____

1. How long have you been in the home inspection business? _____

2. Will you perform the inspection yourself? Yes No

3. How many inspections have you conducted? _____

4. Is property inspection your full-time profession? Yes
 No

5. Do you have formal training as a Home Inspector? Yes No

6. Do you have errors and omissions insurance and general liability insurance? What is the amount of coverage? (Ask for proof.) Yes No

7. What type of report do you provide? (Ask for a sample.) _____

8. May I review your contract prior to the inspection? Yes No

9. Are you a member of a professional association? Yes No

10. Can you provide a list of references? Yes No

11. How long will the inspection take? _____

Check-Your-Inspector Checklist

12. May I accompany you throughout your inspection? Yes No

13. Do you make repairs that may be needed? Yes No

14. How much do you charge? What form of payment do you accept and when is payment due?

HOME INSPECTOR INTERVIEW FORM

Inspector's Name _____

Telephone No. _____ Date _____

Referred By _____

1. How long have you been in the home inspection business? _____

2. Will you perform the inspection yourself? Yes No

3. How many inspections have you conducted? _____

4. Is property inspection your full-time profession? Yes
 No

5. Do you have formal training as a Home Inspector? Yes No

6. Do you have errors and omissions insurance and general liability insurance? What is the amount of coverage? (Ask for proof.) Yes No

7. What type of report do you provide? (Ask for a sample.) _____

8. May I review your contract prior to the inspection? Yes No

9. Are you a member of a professional association? Yes No

10. Can you provide a list of references? Yes No

11. How long will the inspection take? _____

Check-Your-Inspector Checklist

12. May I accompany you throughout your inspection? Yes No

13. Do you make repairs that may be needed? Yes No

14. How much do you charge? What form of payment do you accept and when is payment due?

HOME INSPECTOR INTERVIEW FORM

Inspector's Name _____

Telephone No. _____ Date _____

Referred By _____

1. How long have you been in the home inspection business? _____

2. Will you perform the inspection yourself? Yes No

3. How many inspections have you conducted? _____

4. Is property inspection your full-time profession? Yes
 No

5. Do you have formal training as a Home Inspector? Yes No

6. Do you have errors and omissions insurance and general liability insurance? What is the amount of coverage? (Ask for proof.) Yes No

7. What type of report do you provide? (Ask for a sample.) _____

8. May I review your contract prior to the inspection? Yes No

9. Are you a member of a professional association? Yes No

10. Can you provide a list of references? Yes No

11. How long will the inspection take? _____

Check-Your-Inspector Checklist

12. May I accompany you throughout your inspection? Yes No

13. Do you make repairs that may be needed? Yes No

14. How much do you charge? What form of payment do you accept and when is payment due?

BEFORE, DURING & AFTER THE INSPECTION

Before the inspection ensure that all utilities are turned on (water, gas, power) so that the inspector can test applicable valves, electrical, appliances, etc.

Allow yourself enough time to participate in the inspection. This is an excellent opportunity to learn about the components of the property. Dress accordingly and arrive on time.

During the inspection, ask questions when appropriate. Remember, your inspector should provide detailed comments. If he/she says a component is deficient but doesn't explain why, ask! Use your *Check-Your-Inspector Checklist* to ensure he/she performs a thorough inspection. Use it during the inspection and/or after the inspection as you review the report provided by your inspector.

Sometime after the inspection, you and the seller and agents will negotiate who is to pay for repairs recommended by the inspector, if any, before final sale. If repairs are to be made, insist that they be done by licensed contractors and that you get a copy of the invoice to see what was done. Find out if the repair includes a warranty and obtain any necessary phone numbers.

Remember, the inspector's report can only reflect the condition of the property at the time of inspection. And, because it is a visual inspection, damage hidden by carpet, furniture, etc. may not be detected. The seller and the seller's agent are obligated to disclose known damage. However, if possible, before the close of escrow and after the seller has moved out, briefly inspect the home again yourself. Turn everything on, run water, test heating and air, and ensure included fixtures are still present.

If there were numerous repairs agreed upon or if you are concerned about the quality of the repairs, you might want to consider asking the inspector to return to conduct a reinspection. Home Inspectors are usually willing to perform a reinspection for a reduced fee.

HOW TO USE THE CHECK-YOUR-INSPECTOR CHECKLIST

The *Check-Your-Inspector Checklist* lists the items which should be examined during a visual inspection of a single family home or condominium. Use the checklist to help you ensure that the Home Inspector conducts a thorough inspection. Use it while you accompany your inspector during the inspection and/or after the inspection to cross-check the written report that he/she provides.

Familiarize yourself with the checklist before the inspection. Because each inspector uses a different form, the items on your inspector's form may be organized differently than they appear in this checklist. However, his/her form should include the same items as the checklist. By becoming familiar with the organization of this checklist before the inspection you will be able to follow along quickly during the inspection.

A completed example of the checklist is illustrated for you on the next page.

The checklist is divided into 18 **categories**, arranged in alphabetical order. See the Table of Contents or the **index** at the bottom of each page for a complete list of the categories.

Each category includes one or more **items** that the inspector will examine. The **description** beneath the item tells you with what aspect of the item the inspector is concerned—i.e., location, functionality, type, etc. If there is terminology you do not understand, ask your inspector to explain.

Check (✓) the left hand column to indicate that your inspector has examined each item. Record **notes** in the right hand column if applicable. (Your inspector should record detailed comments and provide you with a copy of the comments. Therefore, it should not be necessary for you to duplicate all the inspector's comments on the checklist.)

EXAMPLE OF COMPLETED CHECKLIST

		Category (Categories are arranged alphabetically.)
Item	Description (Description lists the aspects of the item that the inspector should examine.)	
✓	ELECTRICAL SERVICE	
✓	1. Conductors <i>Type of entrance (overhead or underground) to structure. How many?</i>	Loose connection at roof. Wires too low to
✓	2. Main Panel <i>Location, condition, labeled, main breaker amperage, type of wire conductors (copper, aluminum, etc.). Is There A Ground System?</i>	2 wires to 1 breaker.
✓	3. Wiring <i>Condition & functionality of outlets, condition & functionality of light switches & fixtures</i>	Reverse polarity at living room outlet, Patio outlet needs
✓	4. Sub Panels <i>Location, condition, labeled</i>	Need to label breakers.
✓	5. GFCI (Ground Fault Circuit Interrupters) <i>Functionality, locations</i>	Not working in master bath.

Check this column to indicate that the inspector examined all aspects of the item.

Use this column to write notes.

Index

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

CHECK-YOUR-INSPECTOR CHECKLIST

✓	ATTIC AREA	
	1. Roof Structure Framing <i>Member sizes of wood in rafters & joists, condition (stains, etc.)</i>	
	2. Insulation <i>Type & condition (stains, etc.)</i>	
	3. Ventilation <i>Adequacy, condition of vent screens</i>	

✓	BATHROOMS	
	1. Toilet <i>Condition & functionality</i>	
	2. Sink <i>Condition & functionality of cabinet, counter, sink, faucet, drain & plumbing under sink</i>	
	3. Tub <i>Condition & functionality of tub, faucet, drain & tub surround material</i>	
	4. Shower <i>Condition & functionality of shower, shower door, enclosure, faucet, drain, shower pan & surround. Is safety glass present?</i>	
	5. Electrical <i>Condition, upgrades needed</i>	
	6. Vent Source <i>Type & condition</i>	
	7. Heat Source <i>Type & condition</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	COOLING	
	1. Cooling Unit(s) <i>Type, condition, functionality, proper installation for location</i>	
	2. Refrigerant Lines <i>Condition, insulation</i>	
	3. Power source <i>Type & condition of electrical conduit leading to unit. Is there an electrical disconnect present &/or required?</i>	

✓	DOORS & WINDOWS	
	1. Entry Door <i>Condition & functionality, threshold, weather stripping</i>	
	2. Exterior Doors <i>Type, condition, functionality, thresholds, tempered glass where applicable. Are wood doors sealed on all six sides? Is weather stripping present?</i>	
	3. Screens <i>Condition</i>	
	4. Interior Doors <i>Condition & functionality. Are there any extreme out-of-square doors?</i>	
	5. Windows <i>Type, condition, functionality, tempered glass where applicable, screens</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	ELECTRICAL SERVICE	
	1. Conductors <i>Type of entrance (overhead or underground) to structure. How many?</i>	
	2. Main Panel <i>Location, condition, labeled, main breaker amperage, type of wire conductors (copper, aluminum, etc.). Is There A Ground System? Was panel cover removed?</i>	
	3. Wiring <i>Condition & functionality of outlets, condition & functionality of light switches & fixtures</i>	
	4. Sub Panels <i>Location, condition, labeled. Was panel cover removed?</i>	
	5. GFCI (Ground Fault Circuit Interrupters) <i>Functionality, locations</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	FIREPLACES	
	1. Firebox <i>Condition, location, distance from combustibles.</i> <i>Condition of fire screen.</i>	
	2. Gas <i>Functionality</i>	
	3. Damper <i>Functionality</i>	
	4. Chimney <i>Materials & condition, condition of masonry chimney cap</i>	
	5. Flue <i>Lined or unlined, condition</i>	
	6. Spark Screen <i>Proper type, condition</i>	
	7. Rain Cap <i>Proper type, condition</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	FOUNDATION	
	1. Foundation Type <i>Raised foundation with posts and piers or concrete slab on grade</i>	
	2. Visible Wood Framing Members (Raised Foundation) <i>Condition</i>	
	3. Concrete <i>Condition (moisture, cracks, bulges, deterioration etc.)</i>	
	4. Is Frame Bolted To Foundation?	
	5. Insulation <i>Condition, type</i>	
	6. Vapor Retarder <i>Condition & type</i>	
	7. Ventilation <i>Adequacy, condition of vent screens</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	FRAMING	
	1. Construction <i>Type & condition of framing (wood, block, steel, etc.), exterior wall covering material & condition</i>	
	2. Trim <i>Material & condition</i>	

✓	FUEL SYSTEM	
	1. Type <i>Gas, Propane, etc.</i>	
	2. Pipes <i>Condition, protected in ground or concrete</i>	
	3. Shut-Off <i>Location, earthquake safety valve installed</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	GARAGE	
	1. Garage Structure <i>Location</i>	
	2. Roof <i>Type & condition</i>	
	3. Floor <i>Type & condition</i>	
	4. Ventilation <i>Type & condition</i>	
	5. Interior Door (To House or Other Structure) <i>Type & condition</i>	
	6. Exterior Door (To Outside) <i>Type & condition</i>	
	7. Vehicle Door <i>Type & condition</i>	
	8. Door Opener <i>Type, condition, functionality, auto reverse function</i>	
	9. Electrical Wiring <i>Type, protected in conduit</i>	
	10. Fire Wall <i>Type & condition</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	GROUNDS	
	1. Driveway <i>Material & condition</i>	
	2. Sidewalks <i>Material & condition</i>	
	3. Retaining Walls <i>Material & condition</i>	
	4. Grading <i>Type of lot (flat, moderate slope, steep). Weep screed visible? To what location does water drain?</i>	
	5. Patio <i>Material & condition</i>	
	6. Exterior Decks/Porches <i>Material & condition</i>	
	7. Exterior Stairs <i>Material & condition, stair hand rails if required</i>	
	8. Fencing & Gates <i>Material & condition</i>	
	9. Sprinkler System <i>Condition & functionality, timer location and functionality if applicable</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	HEATING	
	1. Heating Unit <i>Proper installation for location, BTUs, type of unit, type of fuel, condition</i>	
	2. Combustion Air	
	3. Burners <i>Condition</i>	
	4. Vent Pipes <i>Condition & location (clearance to combustible materials). Suspect asbestos materials?</i>	
	5. Distribution method <i>Type & condition. Suspect asbestos materials?</i>	
	6. Air filter(s) if applicable <i>Type & condition</i>	
	7. Control(s)	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	INTERIOR	
	1. Ceilings <i>Material, condition (stains, common or extreme cracks, damage from moisture &/or general use, etc.). Suspect asbestos materials?</i>	
	2. Walls <i>Type, condition (cracks, common or extreme stains, damages from moisture &/or general use, etc.)</i>	
	3. Floors <i>Type & condition (cracked tile or stone, loose/insufficient bond, stains, etc.). Suspect asbestos materials?</i>	
	4. Interior Stairs <i>Condition, hand or guard railings</i>	
	5. Smoke Detectors <i>Location, condition, functionality</i>	
	6. Wet Bar <i>Condition & functionality of sink, faucet & plumbing under sink</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	KITCHEN	
	1. Counters & Cabinets <i>Type, condition, counter materials</i>	
	2. Sink <i>Condition & functionality of sink, faucet, drain & plumbing under sink</i>	
	3. Garbage Disposal <i>Condition, functionality, wiring</i>	
	4. Dishwasher <i>Condition, functionality, waste drain method (air gap device or high loop method)</i>	
	5. Ventilation <i>Condition & functionality</i>	
	6. Range/Cooktop <i>Condition & functionality</i>	
	7. Microwave <i>Condition & functionality</i>	
	8. Trash Compactor <i>Condition & functionality</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	LAUNDRY	
	1. Laundry Area <i>Location</i>	
	2. Water Supply Valves & Drain <i>Condition</i>	
	3. Electrical <i>Condition, voltage (120 or 240)</i>	
	4. Gas Piping <i>Condition, shutoff installed</i>	
	5. Dryer Venting <i>Exterior termination</i>	
	6. Sink <i>Condition of sink, faucet, & plumbing below sink, functionality</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	PLUMBING	
	1. Main Line <i>Size, material, condition, pressure after regulator if installed</i>	
	2. Main Valve <i>Location</i>	
	3. Supply Lines <i>Material & condition</i>	
	4. Waste Lines <i>Material & condition</i>	
	5. Hose Faucets <i>Condition, functionality</i>	

✓	ROOF	
	1. Roof <i>Type & condition</i>	
	2. Flashing <i>Type & condition</i>	
	3. Vent <i>Materials (metal, transite pipe), condition of vent caps</i>	
	4. Transite Pipe <i>Condition & materials. Suspect asbestos materials?</i>	
	5. Rain Gutters <i>Condition. Do the down spouts discharge properly?</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

✓	WATER HEATERS	
	1. Water Heater Unit <i>Proper installation for location, capacity (gallons, liters), fuel type. Does the unit need a catch pan with an exterior routed drain line?</i>	
	2. Water Shut-Off Valve <i>Condition</i>	
	3. Temperature Pressure Relief Valve <i>Condition. Type, material & location of overflow pipe.</i>	
	4. Is Combustion Air Available?	
	5. Venting <i>Type, condition. Is the vent too close to combustibles?</i>	
	6. Seismic Straps <i>Installed to standards</i>	
	7. Enclosure <i>Condition of enclosure & door</i>	

Attic Area-pg 1	Doors & Windows-pg 2	Foundation-pg 5	Garage-pg 7	Interior-pg 10	Plumbing-pg 13
Bathrooms-pg 1	Electrical Service-pg 3	Framing-pg 6	Grounds-pg 8	Kitchen-pg 11	Roof-pg 13
Cooling-pg 2	Fireplaces-pg 4	Fuel System-pg 6	Heating-pg 9	Laundry-pg 12	Water Heaters-pg 14

ORDER FORM

Need additional checklists? Know someone who is shopping for a home?

Choose from four convenient methods to order additional copies of the *Check-Your-Inspector Checklist* book. (Use this form to order by mail or fax.)

Phone: **1-888-600-CHEX (2439)** Mail: **414 _ Standard Street, El Segundo, CA 90245-3037**

Fax: **(310) 322-9112**

Internet: **www.InspectChex.com**

Please print:

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ *(In case we have a question regarding your order.)*

Number of Copies:	<input type="text"/>	x \$9.95 =	\$	
County Sales Tax:	<i>(Required for California residents only.)</i>		+	\$
Shipping & Handling:			+	\$

For U.S. Postal Service Priority Mail, 3-7 days delivery, 1 - 2 copies, add \$3.50.

For more than 2 copies or rush orders, call (888) 600-2439 for quote.

TOTAL = \$

Payment Method (Check one):

- Cashier's Check or Money Order *(Enclosed)*
 Personal Check *(Enclosed)* Check Number _____
 Visa MasterCard

Credit Card Number:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Expiration Date:

--	--	--	--

Cardholder Signature:

--