

Home Inspection Checklist

System-by-system on-site checklist covering the areas the InterNACHI and ASHI Standards of Practice require a home inspector to observe. Mark each item, assign a severity to deficiencies, and reference photos by number.

Property address: _____ Date: _____

Inspector: _____ Weather: _____

Key: ☐ OK ☐ Deficient ☐ N/A **MINOR** **MODERATE** **MAJOR** **CRITICAL**

Roof & Attic

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Roof covering condition					
Flashings & penetrations					
Gutters & downspouts					
Attic structure (visible)					
Evidence of leaks / stains					

Exterior & Site

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Siding / cladding & trim					
Exterior doors & windows					
Grading & drainage away from home					
Driveway, walkways, steps					
Decks, porches, railings					

Structure & Foundation

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Foundation walls (cracks, movement)					
Floor & wall structure (visible)					
Basement / crawlspace moisture					
Wood in contact with soil					

Plumbing

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Supply piping material (visible)					
Drain / waste piping & drainage					
Water heater (age, TPR valve, venting)					
Fixtures, faucets, functional flow					
Visible leaks or corrosion					

Electrical

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Service & main panel condition					
Panel brand / type concerns					
Wiring methods (visible)					
GFCI / AFCI protection where required					
Receptacles & switches (sample)					
Smoke & CO alarms present					

Heating & Cooling

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Heating equipment operates (normal controls)					
Cooling equipment operates					
Equipment age / data plates recorded					
Ducts, registers, filters					
Venting & combustion air					

Interior

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Walls, ceilings, floors					
Doors & windows (sample operated)					
Stairs, railings, guards					
Kitchen appliances (basic operation)					
Bathrooms (ventilation, caulking, leaks)					
Laundry connections & dryer venting					

Insulation & Ventilation

ITEM	OK	DEF	N/A	SEVERITY	NOTES / PHOTO #
Attic insulation (type, approx. depth)					
Attic & sub-area ventilation					
Bath / kitchen exhaust terminates outside					

General Limitations

Record anything that limited the inspection — the checklist is only as defensible as its exclusions.

LIMITATION	YES	DETAILS
Areas inaccessible or concealed		
Utilities off (water / gas / power)		
Roof not walked (method noted)		
Crawlspace / attic entry limited		
Furnishings / stored items in place		
Weather-related limitations		
Other		

Notes

Inspector signature & date

This checklist is built into InspectPro Solo as item-by-item checklists per area — every photo tagged to its item with a severity rating, and the branded PDF report finished on your phone before you leave the site. Free 15-day trial at house-inspectors.com.