

Common Home Inspection Items

Listed in the pages that follow are many of the common items we see inspectors and appraisers flag. Always use licensed professionals to inspect your property. *Many items may be hazardous to inspect such as steep roofs and electrical systems. This list is not intended to replace a professional inspection. Instead it is intended to familiarize yourself with frequently flagged items in home inspections so you are prepared when you receive and inspection report.*

Blue Tape Walk

This is the most useful thing we have learned with inspections. I learned it from a builder. They walk the house with a roll of blue painters tape. Then they stick a small piece of tape wherever an inspection finding was reported.

1. Use blue painters tape:

Place a small piece of tape on each item found that needs attention.

2. Youtube video:

Using your cellphone or video camera shoot a quick video itemizing each inspection finding. Keep the video short (no more than 5 minutes). Only point out items flagged in inspection.

3. Quotes:

Share the video with contractors and get quotes for the items flagged in inspection.

4. Contractors Box:

Make it as easy as possible for contractors to visit and quote items out in person. We frequently use contractors boxes with keys to access the home for trusted professionals. This in conjunction with the video makes it VERY clear which items need quoted.

Safety	Pass	Comment
Smoke Detectors a. Bedroom hallways b. Bedrooms	Yes / No / NA	
Garage door to house a. self closing hinge	Yes / No / NA	
Carbon Monoxide detector	Yes / No / NA	
Window counterbalances	Yes / No / NA	
No cracked window panes	Yes / No / NA	
NO double cylinder deadbolts	Yes / No / NA	
Security bar quick release	Yes / No / NA	
Flooring trip hazards	Yes / No / NA	
Stove anti tip	Yes / No / NA	
Fence around pool & spa	Yes / No / NA	
Unused gas lines stubbed off	Yes / No / NA	
Garage door safety sensors	Yes / No / NA	
Garage door safety reverse	Yes / No / NA	
High & low gas vents in garage	Yes / No / NA	
Gas ignitions on 3 wire circuit	Yes / No / NA	
No gaps in fireplace flue	Yes / No / NA	
Gas fireplace flue safety switch	Yes / No / NA	

ADDITIONAL FINDINGS: _____



Pest & Landscaping	Pass	Comments
Sill plate is free of debris	Yes / No / NA	
No visible termite tubes	Yes / No / NA	
No visible termite stains	Yes / No / NA	
No hornets or bee hives	Yes / No / NA	
No rodent dens or holes	Yes / No / NA	
Attic free of rodents & insects	Yes / No / NA	
Garage free of rodents	Yes / No / NA	
Garage door seal seals door	Yes / No / NA	
Windows close properly	Yes / No / NA	
Doors close properly	Yes / No / NA	
No plants within 4 ft of house	Yes / No / NA	
Yard drains to street	Yes / No / NA	
No trees near hardscape	Yes / No / NA	
No tree branches rubbing on roof	Yes / No / NA	
Yard is free of organic debris	Yes / No / NA	
No floor holes near sewer cutouts	Yes / No / NA	

QUICK TERMITE TIP: Get a quote from a licensed pest company for a termite warranty. They will remedy any termite infestations found by buyers. This warranty is also another incentive for someone to buy your home.

QUICK HORNET & BEE TIP: Do not take a chance call a pest company if you are allergic to them. Keep a can of hornet & wasp killer in your garage. A water sprayer with dish soap also works well. These pests come and go with the wind. You may have owned your home for 15 years, and never saw any. Then put your home on the market, and 5 days later you have a nest.

ADDITIONAL FINDINGS: _____



Plumbing	Pass	Comment
Valves a. No slow drips on fixtures b. No signs of leaks near fixtures c. Mixer valves function d. Tub to shower diverter	Yes / No / NA	
Toilets a. Float functions b. Shut off valves on each one c. No leaks	Yes / No / NA	
Drains a. No leaks b. No clogs c. Clean traps	Yes / No / NA	
Hot water tank a. T&P valve b. T&P pipe runs down not up c. No carbon buildup (gas tanks) d. Dripping underneath tank e. Tied to wall f. Level & solid tank stand g. Provides hot water	Yes / No / NA	
Wrap all exterior pipes Type of plumbing a. Copper b. Polybutylene c. Pex	Yes / No / NA	

ADDITIONAL FINDINGS: _____



Appliances	Pass	Comments
Refrigerator	Yes / No / NA	
a. Defrost		
Oven & Range	Yes / No / NA	
Oven hood / blower	Yes / No / NA	
Garbage Disposal	Yes / No / NA	
Central Air / HVAC	Yes / No / NA	
a. Blower		
b. Heater		
c. Cooler		
Evap Cooler	Yes / No / NA	
Garage Door Opener	Yes / No / NA	
Dishwasher	Yes / No / NA	
Clothes washer	Yes / No / NA	
Clothes Dryer	Yes / No / NA	
a. Connected to vent		
b. Vent is clean		

HVAC NOTE: Most inspectors certify the HVAC as working by testing the differential temperature. They like to see around 20F difference between between air temp in the cold air return and closest vent to the air exchanger.

WARRANTY NOTE: Many appliances have warranties. Make sure to organize warranties so they can be handed off to the buyer and claims taken out if anything is broken.

ADDITIONAL FINDINGS: _____



Roof	Pass	Comments
No signs of leaks	Yes / No / NA	
a. No stains in house		
b. No stains in attic space		
Pitched roof	Yes / No / NA	
a. No broken or missing tiles		
b. No broken or missing shingles		
No broken or missing titles	Yes / No / NA	
No Broken or missing shingles	Yes / No / NA	
Coated membrane roofs	Yes / No / NA	
a. No cracking		
b. No holes		
Vents sealed sealed	Yes / No / NA	
Drip plate around eaves	Yes / No / NA	
Paint on eaves is NOT flaking	Yes / No / NA	
Roof valleys and joints free of debris	Yes / No / NA	
Gutters clean	Yes / No / NA	
Roof free of debris	Yes / No / NA	
No trees rubbing on roof	Yes / No / NA	
Roof last maintained?	_____	

SAFETY NOTICE: We have had several clients attempt self repairs only to end up in the hospital after they fell off the roof. We recommend having your roof evaluated by a professional roofer. Get a guarantee on their work and have all maintenance and defects addressed. Roof work can be quite dangerous.

ADDITIONAL FINDINGS: _____



Maintenance	Completed	Comment
Flush hot water tank	Yes / Pending / NA	
Replace HVAC filters	Yes / Pending / NA	
Seal with caulk	Yes / Pending / NA	
a. Windows		
b. Doors		
c. Sinks		
d. Showers		
Grease	Yes / Pending / NA	
a. Doors		
b. Windows		
c. Locks		
d. Garage door		
Smoke detector batteries	Yes / Pending / NA	
Light bulbs	Yes / Pending / NA	
Yard pre-emergent	Yes / Pending / NA	
Rebuild DP window seals as needed	Yes / Pending / NA	
Ceiling fan remote batteries	Yes / Pending / NA	
Label ceiling fan remotes	Yes / Pending / NA	

ADDITIONAL FINDINGS: _____

