

CAPITOL HOME INSPECTIONS

5915 CABOT DR.
INDIANAPOLIS, IN 46221
(317) 500-2132

Inspection Check List

Name:

Date:

Time start:

Weather:

Temp:

Address

Property description:

A GOOD HOME INSPECTION BEGINS WITH A GOOD INSPECTION CHECK LIST.

Even the most *experience and knowledgeable inspector can't be sure he covered every system and all of its components during an inspection, without a check list. CAPITOL HOME INSPECTIONS will use an inspection check list just like this one during your inspection, to insure all systems and components are evaluated properly and nothing is missed. We have invested many hours to produce this very detailed check list, after searching for a comprehensive and detailed check list with no luck. We have coordinated this check list with our report so once again we do not miss any details of the inspection.*

SITE, GROUNDS, GRADING

Driveway:

Asphalt concrete grave other SA NS NR NI

Comments:

Sidewalks/Walkways: Concrete brick pavers gravel SA NS NR NI

Comments:

Retaining Walls:

Location _____ concrete block stucco wood weepholes

SA NS NR NI **Comments:**

General Grading and Drainage:

SA NS NR NI **Comments:**

Grading at House Wall

SA NS NR NI **Comments:**

Patio or Terrace:

Location: Concrete Brick Flagstone Other _____

SA NS NR NI **Comments:**

Deck or Porch:

Wood plastic metal concrete Deck on-Grade Deck Raised

Railing No Railing SA NS NR NI **Comments:**

Steps to Building:

Wood Concrete Other _____

Wood landing concrete landing other _____ Railing No Railing

SA NS NR NI **Comments:**

Out Buildings:

SA NS NR NI **Comments:**

Window Wells: Metal Brick Concrete Other _____

SA NS NR NI **Comments:**

Trees and Shrubs

SA NS NR NI **Comments:**

Fences and Gates:

Wood chain link wrought-iron masonry

SA NS NR NI **Comments:**

EXTERIOR & STRUCTURE

Year Built: ____ Single Duplex Townhouse Multi-Unit

Foundation:

Concrete Block Brick Stone Piers Wood

SA NS NR NI Comments:

Columns:

Concrete Steel Wood Stone Block

SA NS NR NI Comments:

Exterior Wall Structure:

Wood frame Masonry Brick Log Post Beam

SA NS NR NI Comments:

Exterior Wall Covering:

Wood Vinyl Plastic Steel Alum. Stucco Brick

Earth-to-wood contact Swelling Delaminating

Holes Deflections Unsealed-Unpainted SA NS NR NI Comments:

Open joints Gaps holes

Exterior Doors:

Wood Metal Both SA NS NR NI Comments:

Exterior Windows:

SA NS NR NI Comments:

Trim:

Wood Metal Vinyl Brick Concrete Masonry

SA NS NR NI Comments:

Eaves and Soffits

SA NS NR NI Comments:

Downspouts

SA NS NR NI Comments:

Gas Meter and Piping

SA NS NR NI Comments:

Exterior Receptacles:

GFCI Non-GFCI

SA NS NR NI Comments:

Chimney(s):

Location(s) _____

 Brick Metal Block In Chase SA NS NR NI **Comments:****ROOF COMPONENTS****Style:** Gable Hip Shed Gambrel Mansard Flat**Covering:** Asphalt Wood Concrete tiles Other _____Layers: _____ Approximate Age: _____ SA NS NR NI **Comments:****Roof Leaks:** Some Extensive None Observed Not fully visible weather snow obstacles SA NS NR NI **Comments:****Exposed Flashing** Aluminum Galvanized Copper Rubber Membrane SA NS NR NI **Comments:****Skylights** SA NS NR NI **Comments:****Gutters and Downspouts** Alum Galvanized Copper Vinyl Wood Other Extensions No Extensions SA NS NR NI **Comments:****PLUMBING****Water Service:** Public Private

Location: _____

Fuel Service: Gas Meter Oil Tank LPG Tank

Meter Loc: _____ Shut-Off Loc: _____

 SA NS NR NI **Comments:****Water Entrance:** Size: _____ Copper Galvanized Brass Plastic Lead SA NS NR NI **Comments:**

Pipes:

Copper Galvanized Brass Plastic

SA NS NR NI Comments:

Drain:

Copper Brass Plastic Lead Cast Iron

SA NS NR NI Comments:

Vent Pipes:

Copper Brass Plastic Lead Cast Iron

SA NS NR NI Comments:

Waste: Public Not Know

SA NS NR NI Comments:

Fixtures:

SA NS NR NI Comments:

Water Heater

Location: _____

Gas Electric/Heating System Gallons _____

Extension Relief Valve Seismic Restraint Gas Shut-Off Proper Venting Expansion Tank

SA NS NR NI Comments:

ELECTRICAL

Service Entrance Cable Loc: _____ Amperes: 60 100 150 200 Volts: 120 240

SA NS NR NI Comments:

Service Line Entrance: Overhead Underground

Copper Alum. Main Disconnect. Loc: _____

SA NS NR NI Comments:

Main Panel

Location: _____

Amperes: 60 100 150 200 Volts: 120 240

Grounded Bonded Breakers Fuses Labeled

SA NS NR NI Comments:

Sub Panel

Location(s): _____

Amperes 60 100 150 200 Volts: 120 240

SA NS NR NI Comments:

Circuits and ConductorsCircuit Quantity:____ Wiring: Branch Other GFCI: Exterior Garage Kitchen BathroomSA NS NR NI Comments:**Outlets, Fixtures, Switches**Representative All Rev.Pol Non-GFCI Ungrounded Voltage DropSA NS NR NI Comments:**Smoke Detectors:** Tested Not TestedSA NS NR NI Comments:**ATTIC****Access:** Stairs Pull down Scuttle Hole No AccessSA NS NR NI Comments:**Roof Frame:** Truss Rafter Framing Not determinedSA NS NR NI Comments:**Ceiling Frame:** Truss Joist Framing Not determinedSA NS NR NI Comments:**Sheathing:**SA NS NR NI Comments:**Attic Insulation:**Batts Rolled Foam Poured In Floor In Rafters Both Depth:_____SA NS NR NI Comments:**Attic Ventilation:**Windows Ridge Vents Gable Louvers Soffit Vents Roof Vents Whole House Fan Wind TurbineSA NS NR NI Comments:**Vent Pipes and Flashing**Holes or Gaps Leaks Vent TerminationSA NS NR NI Comments:**Moisture and Mildew**None Some Mold and Mildew/ExtensiveSA NS NR NI Comments:

INTERIOR

Bedrooms: ____ **Bathrooms:** ____

1 Bedroom Locations:

Floors Ceiling Walls Windows Doors Electrical

Comments:

2 Bedroom Locations:

Floors Ceiling Walls Windows Doors Electrical

Comments:

3 Bedroom Locations:

Floors Ceiling Walls Windows Doors Electrical

Comments:

4 Bedroom Locations:

Floors Ceiling Walls Windows Doors Electrical

Comments:

5 Bedroom Locations:

Floors Ceiling Walls Windows Doors Electrical

Comments:

Floors:

Hardwood Plywood Softwood Carpeted

SA NS NR NI Comments:

Walls:

Drywall Plaster Wood Masonry Other

SA NS NR NI Comments:

Ceilings:

Drywall Plaster Wood Masonry Other

SA NS NR NI Comments:

Other Entry Door(s)

Sliding Glass French/Insulated Non Insulated

SA NS NR NI Comments:

Interior Doors:

SA NS NR NI Comments:

Stairs/Railings

SA NS NR NI Comments:

Windows

Double Hung Casement Sliding Fixed Wood Metal Vinyl

Insul. Glass Dual Pane Storm SA NS NR NI Comments:

Moisture and Mildew

None Some Extensive

SA NS NR NI Comments:

Fireplace:

Operating NotOperating Metal Prefab Free Standing Wood Stove

SA NS NR NI Comments:

BATHROOMS

Location(s):

1	
2	
3	
4	
5	

Toilets:

SA NS NR NI Comments:

1 2 3 4 5

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Sink:

SA NS NR NI Comments:

1 2 3 4 5

--	--	--	--	--

Ventilation:

Fan thru attic Fan vented out

SA NS NR NI Comments:

1 2 3 4 5

--	--	--	--	--

Bathtub:

Built-in Leg Tub Stall Shower Whirlpool

SA NS NR NI Comments:

1 2 3 4 5

--	--	--	--	--

Shower Walls:

Tile Fiber Glass Plastic/Other

SA NS NR NI Comments:

1 2 3 4 5

--	--	--	--	--

Floor:

Ceramic Tile Vinyl Hardwood/Other

SA NS NR NI Comments:

1 2 3 4 5

--	--	--	--	--

Receptacles:

GFCI Non-GFCI

SA NS NR NI Comments:

1 2 3 4 5

--	--	--	--	--

Cabinets:

GFCI Non-GFCI

SA NS NR NI Comments:

1 2 3 4 5

--	--	--	--	--

Moisture and Mildew

None Some Extensive

SA NS NR NI Comments

KITCHEN

Cabinets:

SA NS NR NI Comments:

Counters:

Tile Laminate Solid Surface Other SA NS NR NI Comments:

Flooring:

Tile Wood Carpet Linoleum Other

SA NS NR NI Comments:

Ventilation

Fan to Exterior Fan to Interior No Fan

SA NS NR NI Comments:

Sink:

SA NS NR NI Comments:

Receptacles:

GFCI Non-GFCI

SA NS NR NI Comments:

Moisture and Mildew

None Some Extensive

SA NS NR NI Comments:

Disposal:

Make: OP Not OP Not Tested SA NS NR NI Comments:

Serial#

Dishwasher:

Make: OP Not OP Not Tested SA NS NR NI Comments:

Serial#

Range/Oven:

Make: OP Not OP Not Tested SA NS NR NI Comments

Serial#

Microwave:

Make: OP Not OP Not Tested SA NS NR NI Comments:

Serial#

Refrigerator:

Make: OP Not OP Not Tested SA NS NR NI Comments:

Serial#

Trash Compactor:

Make: OP Not OP Not Tested SA NS NR NI Comments:

Serial#

BASEMENT/CRAWLSPACE

Full Partial Crawl Space Slab None

Stairs/Int. Opening/Ext. Opening/Blocked

SA NS NR NI Comments:

Foundation

Concrete Bloc Brick Stone Piers Wood Not Visible

SA NS NR NI Comments:

Columns:

Concrete Steel Wood Stone Block Not Vis.

SA NS NR NI Comments:

Stairs:

SA NS NR NI Comments:

Floor:

Concrete Dirt/Other SA NS NR NI Comments:

Walls:

Open Walls Closed Walls SA NS NR NI Comments:

Ceiling:

Open Ceiling Closed Ceiling SA NS NR NI Comments:

Insulation:

Location Deep SA NS NR NI Comments:

Ventilation:

Location Louvers Screened Vents Windows SA NS NR NI Comments:

Vapor Barrier:

Visible Not Visible SA NS NR NI Comments:

Floor Joists:

Visible Not Visible

SA NS NR NI Comments:

Sub flooring:

Visible Not Visible SA NS NR NI Comments:

Floor Drain:

Visible Not Visible SA NS NR NI Comments:

Sump Pump:

Tested Untested Water in Trap SA NS NR NI Comments:

Dampness:

Some Past Signs Some Extensive SA NS NR NI Comments:

HEATING SYSTEM**Heating System Location:**

Natural Gas LP Gas Electric Oil Coal/Wood

Furnace Age: Capacity:

Forced Air Heat Pump Steam Boiler Radiant

SA NS NR NI Comments:

Fuel Source:

Unit Turned On Not Turned On Public Gas Supply Propane Tank Electricity
 Oil Tank in Basement Oil Tank Buried

SA NS NR NI Comments:

Heat Exchanger:

Tested Not Tested Partially Observed Not Visible

SA NS NR NI Comments:

Heat Distribution:

Duct Work Convectors Baseboard Convectors Radiant Galv. Pipes
 Copper Pipes Non-Visible In Each Room\

SA NS NR NI Comments:

Unit Venting:

SA NS NR NI Comments:

Combustion Air:

SA NS NR NI Comments:

Humidifier:

Tested Not Tested SA NS NR NI Comments:

Air Filters:

Washable Disposable Electronic Electrostatic

SA NS NR NI Comments:

Supplemental Heat

Location: _____ Wood Coal Other

SA NS NR NI Comments:

COOLING SYSTEM

Air Conditioning Unit Location: _____ **Age:** _____ **Capacity:** _____

SA NS NR NI Comments:

Air Conditioning Type: Central Air Room Units Heat Pump Evap. Cooler

Turned On Not Turned On SA NS NR NI Comments:

Electrical Disconnect

Location: _____

SA NS NR NI Comments:**Air Distribution:**Duct Work Other In Each Room Not in Each RoomSA NS NR NI Comments:**GARAGE/CARPORT**Attached Separate Building Carport**Vehicle Door(s):**Tested Not Tested SA NS NR NI Comments:**Door Opener(s):**Tested Not Tested Automatic Reverse working? Y NSA NS NR NI Comments:**Flooring:**Concrete Wood Other SA NS NR NI Comments:**Walls/Windows/Ceiling**SA NS NR NI Comments:**Separation Wall:**Firewall No Firewall SA NS NR NI Comments:**Door to Living Space**Solid Rated Hollow Core Non-Fire ResistantSA NS NR NI Comments:**Ventilation System:**Observed None Observed SA NS NR NI Comments:**Moisture and Mildew**None Some ExtensiveSA NS NR NI Comments:Receptacles: GFCI Non-GFCISA NS NR NI Comments:**Pools and Spas**

Pump

CK	Element	Comment
	Filter	
	Housing	
	Fittings	
	Pressure gauge	
	Bleeder valve	
	Supply line	
	Discharge line	
	Pressure switch	
	Circulation pump	
	Attachment	
	Sweep pump	
	Attachment	
	Jet pump	
	Attachment	
	Auxiliary pump	
	Water feature pump	

Heater

Ck	Element	Comments
	Natural gas	
	Heater housing	
	Heater element(s)	
	Disconnect	
	Shut-off valve	
	Gas line	
	Burner(s)	
	High temp switch	
	Flow switch	

Electrical

Ck	Element	Comments
	Underwater lights	
	Area lights	
	GFCI outlets	
	Non-GFCI outlets	
	Sweep pump timer	
	Circ pump timer	
	Jet pump timer	
	Disconnect	
	Wiring	

General

Ck	Element	Comments
	Fencing	
	Latching gate	
	Coping	
	Concrete	
	Deck	
	Ladder	
	Slide	
	Diving board	
	Caulk	
	Liner	
	Water valve	
	Sidewalk	

End Time: