



C&H Inspections

TRAINED, CERTIFIED, PROFESSIONAL

HOME INSPECTION CHECK LIST

Exterior:

Keep an eye out for areas where water can collect or puddle on the exterior; remember that water is your enemy.

- Foundation:** Check for cracks or signs of settling.
- Roof:** Inspect for damage, missing shingles, or signs of wear.
- Siding:** Examine for damage, rot, or loose pieces.
- Gutters and Downspouts:** Ensure they are in good condition and drain away from the house.
- Windows and Doors:** Check for proper sealing, operation, and any damage.
- Exterior Walls:** Inspect for cracks, holes, or damage.
- Driveway and Walkways:** Look for cracks, settling, or damage.
- Porches, Decks, and Balconies:** Check for structural integrity and safety.
- Fences and Gates:** Ensure they are in good condition.

Interior:

Take a deep breath. Your nose can be one of your most powerful tools. Be sure to check behind doors and inside of closets.

- Walls and Ceilings:** Check for cracks, water stains, and damage.
- Windows and Doors:** Verify proper operation, sealing, and any damage.
- Floors:** Inspect for squeaks, unevenness, or damage.
- Electrical System:** Check outlets, switches, and the electrical panel.
- Plumbing:** Inspect pipes, faucets, toilets, and the water heater.
- Heating and Cooling Systems:** Test the furnace and air conditioning.
- Appliances:** Check the condition and operation of kitchen appliances.
- Attic and Crawlspace:** Inspect for insulation, ventilation, and signs of issues.
- Stairs and Railings:** Ensure they are secure and safe.

Basement and Foundation:

Take a hard look at any parts of the foundation that are exposed. You're looking for cracks.

- Moisture and Water Intrusion:** Check for signs of leaks or water damage.
- Foundation:** Inspect for cracks, settling, and structural issues.
- Beams and Supports:** Ensure they are in good condition.
- Sump Pump:** Verify operation if applicable.

Roof and Attic:

A roof can be dangerous. We do not recommend that you get on the roof of the house without proper training and approval from the owner.

- Roofing Material:** Inspect for damage, wear, and missing shingles.
- Flashing:** Check for leaks or damage around roof penetrations.
- Attic Insulation:** Assess the condition and thickness of the insulation.
- Ventilation:** Ensure proper attic ventilation.

Electrical System:

In Utah, you should watch for homes with old federal Pacific electrical or Zinsco electrical panels. These panels are no longer considered safe and should be replaced.

- Electrical Panel:** Check for proper labeling and any issues.
- Outlets and Switches:** Test functionality and safety.

Plumbing:

Take note of what kind of piping you can see in the house. Is it copper galvanized or pex? If you see any Gray piping, take a moment to read the serial number on the side of it.

Polybutylene is a significant problem in Utah.

- Water Pressure:** Test the water pressure throughout the house.
- Drains:** Check for clogs or slow drainage.
- Water Heater:** Inspect for leaks and proper operation.
- Pipes:** Examine for leaks, corrosion, or damage.

Heating and Cooling:

Fire up That furnace or cooling system and ensure it's working correctly. If you can't fill noticeably hotter or colder air within 15 minutes, there may be an issue.

- Furnace:** Test for proper operation and check the filter.
- Air Conditioning:** Check for proper operation and cooling efficiency.
- Ductwork:** Inspect for leaks or damage.

Garage:

This is where a fire is most likely to develop in a house. Check the area carefully.

- Garage Door:** Test the operation and safety features.
- Garage Door Opener:** Verify proper functioning.
- Garage Floor:** Inspect for cracks or damage.