



130 POINTS OF INSPECTION

INTERIOR INSPECTION CHECKLIST (26)

- Attic Access panels installed
- Textured Ceilings uniform and no cracks
- Smooth Ceilings uniform, no cracks, no seams
- Drywall marked or touched-up and painted
- Check all vinyl and carpet for effects, especially seams
- Check all door margins
- Check all doors for closing flush against stops
- All door strike plates (keepers) adjusted properly
- Check all doors for rubbing on jambs and door stops
- Knock down all door pins
- Check operation of patio door and screen door and locks are functional
- Check all doors for door bumps (when using hinge bumps, put one on top and one on bottom)
- Check all miter joints
- Fire door hinges set (garage door)
- Check for any light gaps on exterior doors
- Check for loose handrails (when installed)
- Check all light bulbs (interior)
- All return air grills are level
- Check operation of all windows and check glass
- Check operation of damper and vent in fireplace
- Make sure top of mantel and wall are flush
- Check all wall panels and batts for damage
- Check all marriage lines especially the floor for even and level
- Shelf brackets installed correctly on all shelving (one on each end if closet bracket is more than 12" away and in the middle approx. 2' apart)
- Check for loose trim throughout the home (casing, batts, molding, etc.)

KITCHEN INSPECTION CHECKLIST (12)

- Check disposal and attach wrench to drain pipe
- No dents or scratches on appliances
- Remove all screws, straps, brackets, etc from appliances
- Check kitchen countertops for defects and/or marks
- Countertop is secured, caulked, splashes installed and level
- Level all cabinet doors
- Check all drawers for rolling correctly and closing flush
- Check for leaks under the sink
- Set time on microwave

- Run dishwasher, level and secure
- Cabinets secured and scribe installed if needed
- Hot and cold correct at sink

BATHROOM INSPECTION CHECKLIST (21)

- Level cabinet doors
- Check drawers for rolling correctly and closing flush
- Stopper works and sink holds water
- Check vanity tops for defects and secured
- Tub holds water, has no defects, and is level
- Hot and cold is correct at faucets, tubs and shower
- Toilets operate correctly and water level is correct
- GFCI's installed
- Mirrors checked for defects and are level
- Fill Jacuzzi and run for 10 minutes
- Toilet tanks are straight
- Shower heads are not leaking at connection
- Check caulk around vanity tops
- Check if scribe is needed on cabinets
- Check for shower rods (if supplied)
- Check towel rods and toilet paper holders for level and if secured
- Check vent fans
- Check shower doors for alignment
- Commode chain is attached and flushes
- Check door handle locks for correct operation
- All sinks, tubs and showers drain correctly

GARAGE INSPECTION CHECKLIST (4)

- Check garage door operation
- Opener wire is exposed
- GFCI Receptacle installed and working properly
- Check service door

PLUMBING INSPECTION CHECKLIST (6)

- Water heater operating correctly
- Final plumbing inspection sticker (basement)
- Grate cap on floor drain installed (basement)
- Sewer cleanouts and rough-ins sealed
- Water on and no leaks
- Winterization checked October 15th thru April 15th

ELECTRIC INSPECTION CHECKLIST (15)

- All lights, smoke detectors and ceiling fans are operational
- All covers on switches and plugs level and not missing screws
- Electrical panel labeled and screws installed
- Final electrical inspection sticker or electric is on
- Turn all breakers on
- GFCI's in garage, basement, bathrooms and exterior
- Two phone jacks installed in home and phone wires are run to exterior
- Outside unit is level
- Condensation line secured and discharges to an approved location
- Dryer vent installed to outside wall
- Thermostat wired, operational and secured to wall
- Check furnace and A/C or heat pump for proper operation
- Furnace filter cleaned
- All register covers installed and operational
- TV cable run to the outside

BASEMENT INSPECTION CHECKLIST (8)

- Check basement for leaks after rain
- Check insulation - walls and joist ends - band boards
- Check sump pump operation
- Clean out sump and clean lid
- Open heat registers
- Check basement steps for stability and required handrail and guards installed
- Check for floor drain
- Check for floor and wall cracks

EXTERIOR FINISH INSPECTION CHECKLIST (39)

- Final grade with proper drainage away from house - no low areas
- Sod, seed and straw if applicable
- Check landscaping if applicable
- Hose Bibs - 2 per plan and caulked
- All phone/refrigerant/gas/electric lines vent-sealed and caulked
- Check for phone lines run to the exterior
- Clean concrete from all doors and siding
- Check downspouts and gutters for proper drainage (clean if needed)
- Downspouts connected to underground drains
- Make sure water meter, gas and sewer lids are exposed
- Check for loose siding
- Check light bulbs (exterior)

Remove stickers from lights

Make sure concrete steps are faced (stuccoed or sponged)

Risers should be no more than 8 1/4" and no less than 4"

No exposed wood at drip edge, bird house, etc.

Check front and back doors for dents and damage

Check for dented thresholds and adjust if needed

All deck railing is solid and secured and proper guard placement

Cut off sewer clean-out close to ground level

All flue caps are installed and in good shape

Check shingles-lifting, humps, shipping holes and valleys, etc.

Clean any mortar, nails, and shingles and check for proper overhang

Check for sewer vent caps - removed

Check window wells - secured to foundation

Drain pipe 2" below bottom of window w/gratecap, gravel (basement)

No weeds in mulch if applicable

No gaps in exterior trim (doors and windows)

Check operation of garage door and slope in floor (2-3 inches)

Check exterior concrete/blacktop finish for out of standard cracks (concrete 3/8" avg. width; blacktop 1/2" avg. width)

If over two risers on stairs, a handrail is required

Check for gas meter and penetration sealed off, if applicable

Check all foundation vents for operation and damage, if applicable

Exterior fascia, drip edge and soffit is in good shape (no dents or bad cuts)

Exterior lights are straight and clear caulked

Check that static and ridge vents are installed correctly and not dented

Check for brick weep holes

Exterior windows/brick caulked

Furnace and Water Heater flue ends installed