



Nashville Home Inspection

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BUYER'S CHECK LIST

Lots and grounds

Driveway:___ Walks:___ Steps/Stoops:___ Porch:___ Patio:___

Deck:___ Balcony:___ Grading:___ Swale:___ Vegetation:___

Window Wells:___ Retaining Walls:___ Stairwell:___ Landscaping:___

Exterior Surface

Condition:___ Trim:___ Fascia:___ Soffits:___ Downspouts:___

Leader/Extension:___ Entry Doors:___ Windows:___ Window Screens:___

Crawlspace Vents:___ Exterior Lighting:___ Receptacles:___ Exterior Electrical___

Hose Bibs:___ Gas Meter:___ Main Gas Valve:___ Door Bell:___

Roof

Material:___ Condition:___ Approximate Age:___ Flashing:___ Valleys:___

Skylights:___ Plumbing Vents:___ Electrical Mast:___ Gutters:___ Chimney:___

Flue/Flue Cap:___ Chimney Flashing:___

Attic

Access:___ Roof Framing:___ Sheathing:___ Ventilation:___ Insulation:___

Attic Fan:___ House Fan:___ Wiring/Lighting:___ Bathroom Venting:___

Garage

Service Doors:___ Exterior Doors:___ Garage Doors:___ Door Operation:___

Door Opener:___ Windows:___ Ceiling:___ Walls:___ Floor/Foundation:___

Floor Drain:___ Lighting & Switches:___ Sink/Basin:___ Plumbing:___

Electrical:___ Smoke Detector:___ Heating:___

Basement

Ceiling:___ Walls:___ Floor:___ Floor Drain:___ Doors:___ Windows:___

Closet:___ Lighting & Switches ___ Electrical: ___ HVAC Source:___

Insulation:___ Sump Pump:___ Moisture Entry:___ Stairs/Railings:___

Crawlspace

Access:___ Moisture Entry:___ Moisture/Vapor Barrier: ___ Ventilation:___

Insulation:___ Sump Pump:___ Electrical: ___ HVAC Source:___

Structure

Foundation:___ Differential Movement:___ Beams:___ Bearing Walls:___

Joists/Trusses:___ Piers/Posts:___ Floor/Slab___ Subfloor:___

Air Conditioning and Heat Pump

Electrical Disconnect:___ Visible Coil:___ Refrigerant Lines:___ Condensate line___

Age: ___ Manufacturer:___ Temp differential:___ Operation:___ Distribution:___

Heating System

Operation:___ Manufacturer:___ Unit Condition:___ Type:___ Electrical:___

Age:___ Fuel Type:___ Gas Service line:___ Heat Exchanger:___ Blower:___

Filter:___ Distribution:___ Draft Control:___ Flue Pipe:___ Thermostats:___

Fireplace

Construction___ Type:___ Operation:___ Electrical:___ Gas Service Line

Fireplace Insert:___ Smoke Chamber:___ Flue:___ Damper:___ Hearth:___

Water Heater

Operation:___ Manufacturer:___ Unit Condition:___ Electrical:___ Disconnect:___

Service lines/Connections:___ Type:___ Age:___ Draft Control:___ Flue Pipe:___

TPRV and Drain Tube:___ Gas Service line:___ Burner:___

Plumbing

Main Service Line:___ Main Water Shutoff:___ Water Lines:___ Pressure:___

Drain Pipes:___ Service Caps:___

Electrical

Manufacturer:____ Service Size Amps:____ Service Wire:____ Circuit Wiring:____
Aluminum Wiring:____ Ground:____ Panel Box Condition:____ Main Breaker Size:____
Breakers/Fuses:____ Smoke detector:____

Kitchens

Cooking Appliances:____ Ventilator:____ Disposal:____ Dishwasher:____
Trash Compactor:____ Refrigerator:____ Microwave:____ Sink:____ Faucets:____
Plumbing:____ Shut off Valves:____ Lighting & Switches:____ Electrical:____ Counters____
Cabinets:____ Pantry:____ Ceiling:____ Walls:____ Floor:____ Doors:____
Windows:____ HVAC Source:____

Bathrooms

Doors:____ Closet:____ Ceiling:____ Walls:____ Floor:____ Windows:____
Lighting & Switches:____ Electrical:____ Vanity:____ Sink/Basin:____ Plumbing:____
Tub/Shower Surround:____ Toilets:____ HVAC Source:____ Ventilation:____

Bedrooms

Closet:____ Ceiling:____ Walls:____ Floors:____ Doors:____ Windows:____
Lighting & Switches:____ Electrical:____ HVAC Source:____ Smoke Detector:____

Living Spaces

Closet:____ Ceiling:____ Walls:____ Floor:____ Doors:____ Windows:____
Stairway:____ Lighting & Switches:____ Electrical:____ HVAC Source:____

Laundry Room/Areas

Closet:____ Ceiling:____ Walls:____ Floor:____ Door:____ Windows:____
Lighting & Switches:____ Electrical:____ HVAC Source:____ Laundry Tub:____
Washer Hose Bib:____ Dryer Vent:____ Dryer Gas Line:____ Washer Drain:____