



Structural Home Inspection Checklist ©1994-2015 A-PRO®

Serving America's home inspection needs since 1994

S T R U C T U R A L

DESCRIPTION OF STRUCTURAL COMPONENTS

FOUNDATION

- | | | |
|--|---|--------------------------------|
| <input type="checkbox"/> Poured Concrete | <input type="checkbox"/> Stone | <input type="checkbox"/> Wood |
| <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Brick | <input type="checkbox"/> Piers |
| <input type="checkbox"/> Not Visible | | |
| <input type="checkbox"/> Crawl Space Configuration | <input type="checkbox"/> Basement / Crawl Space Config. | |
| <input type="checkbox"/> Basement Configuration | <input type="checkbox"/> Slab on Grade | <input type="checkbox"/> |

COLUMNS

- | | | |
|--------------------------------|---|--------------------------------|
| <input type="checkbox"/> Steel | <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Wood | <input type="checkbox"/> | |

FLOOR STRUCTURE

- | | | |
|--------------------------------------|---|--------------------------|
| <input type="checkbox"/> Wood Joist | <input type="checkbox"/> I-Joist | <input type="checkbox"/> |
| <input type="checkbox"/> Trusses | <input type="checkbox"/> Subfloor Board/Plank | |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Subfloor Plywood | |
| <input type="checkbox"/> Not Visible | <input type="checkbox"/> Steel Joist | <input type="checkbox"/> |

WALL STRUCTURE

- | | | |
|--|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Wood Frame | <input type="checkbox"/> Masonry | <input type="checkbox"/> Post & Beam |
| <input type="checkbox"/> Wood Frame/Brick Veneer | <input type="checkbox"/> Log | <input type="checkbox"/> Steel Frame |
| <input type="checkbox"/> Not Visible | | |

CEILING STRUCTURE

- | | | | |
|--------------------------------------|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> 2 x 4 Joist | <input type="checkbox"/> ___ x ___ Joist | <input type="checkbox"/> Rafters | <input type="checkbox"/> Steel Joist |
| <input type="checkbox"/> 2 x 4 Truss | <input type="checkbox"/> ___ x ___ Truss | <input type="checkbox"/> Not Visible | <input type="checkbox"/> Wood Joist |
| <input type="checkbox"/> | | | |

ROOF STRUCTURE

- | | | |
|--|---|--|
| <input type="checkbox"/> 2 x 4 Rafters | <input type="checkbox"/> 2 x 4 Trusses | <input type="checkbox"/> Steel Rafters |
| <input type="checkbox"/> ___ x ___ Rafters | <input type="checkbox"/> ___ x ___ Trusses | <input type="checkbox"/> Roof Joists |
| <input type="checkbox"/> | | |
| <input type="checkbox"/> Plywood Sheathing | <input type="checkbox"/> Spaced Plank Sheathing | <input type="checkbox"/> Not Visible |
| <input type="checkbox"/> Solid Plank Sheathing | <input type="checkbox"/> Wafer-board Sheathing | |

ATTIC METHOD OF INSPECTION

- | | | | |
|---|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> Entered-Inaccessible Areas | <input type="checkbox"/> Entered | <input type="checkbox"/> No Access | <input type="checkbox"/> Viewed From Hatch |
|---|----------------------------------|------------------------------------|--|

CRAWLSPACE METHOD OF INSPECTION

- | | | | |
|---|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> Entered-Inaccessible Areas | <input type="checkbox"/> Entered | <input type="checkbox"/> No Access | <input type="checkbox"/> Viewed From Hatch |
|---|----------------------------------|------------------------------------|--|

Foundation

- | | | |
|---|--|---|
| <input type="checkbox"/> Cracks Minor/Settling | <input type="checkbox"/> Surface Deterioration | <input type="checkbox"/> Piles and Mud |
| <input type="checkbox"/> Cracks Minor/Horizontal Sill | <input type="checkbox"/> Basement Stairwell Added | |
| <input type="checkbox"/> Cracks Minor/Shrinkage Lowered | <input type="checkbox"/> Backfill Height Excessive | <input type="checkbox"/> Basement Floor |
| <input type="checkbox"/> Cracks Moderate/Settling Lowered Improperly? | <input type="checkbox"/> Expansive Soil-Monitor | <input type="checkbox"/> Base. Fl. |
| <input type="checkbox"/> Cracks Major/Settling | <input type="checkbox"/> Expansive Soil Heaving | <input type="checkbox"/> Rebuild Piers |
| <input type="checkbox"/> Cracks Major/Bowing | <input type="checkbox"/> Tree Proximity | <input type="checkbox"/> Foundation: |
| <input type="checkbox"/> Cracks Moderate/Bowing | <input type="checkbox"/> | |

Crawl Space

- | | | |
|---|---|---|
| <input type="checkbox"/> Wood Debris/Trash | <input type="checkbox"/> Loose/Damaged Floor Insulation | <input type="checkbox"/> Secure Ducting |
| <input type="checkbox"/> Wood/Soil Contact | <input type="checkbox"/> Vermin Activity | <input type="checkbox"/> Past/Seasonal |
| Water | | |
| <input type="checkbox"/> Reroute Dryer Vent | <input type="checkbox"/> Damaged Ducting | <input type="checkbox"/> Standing Water |



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- Seal Openings Water/Major
- Heat Supply Needed Boards
- Mildew Visible

- Disconnected Ducting
- Corrosion of Ducting

- Standing
- Remove Form

Floors

- Minor Unevenness Severe
- Sagging/Movement Typical
- Minor Framing Flaws Potential Rot
- Sills Not Anchored Cracks Severe
- Sills near Grade Level Contact
- Sills below Grade - Rot Subflooring
- Joist Cracking Differential Excessive
- Joist Notches/Cut nails
- Joist End Bearing

- Joist Span
- Stairwell Floor Movement
- Beam Cracking
- Beam Notches
- Beam End Bearing
- Beam Span
- Rot Minor
- Rot Severe
- Fire Damage Minor

- Fire Damage
- Cantilever Rot
- Cantilever
- Concrete Floor
- Wood/Soil
- Damaged/Rotted
- Elevation
- Joists Missing
-

Exterior Walls

- Cracks Typical
- Cracks Moderate
- Cracks Major Movement

- Weep Holes Blocked
- Corbelling Excessive
- Lintel Movement/Cracks

- Bowing
- Leaning
- Chimney

Roofs

- Rafter Sag/Major Noted
- Rafter Sag
- Collar Ties Insufficient Visible
- Sheathing Unevenness (Truss) Noted
- Truss Uplift
- Mildew on Roof Sheathing/Major
- Mildew on Roof Sheathing/Minor
-

- Truss Cut/Altered
- FBM Plywood
- Sheathing Condensation
- Sheathing Delaminated
- Insulation Stains Noted
- Substantial Water Damage/Rot
- Minor Leaks Noted

- Major Leaks
- Prior Leaks
- Holes/Light
- Prior Repairs
- Deteriorated Felt

Wood Boring Insects

- Termite Area Activity
- Termite Activity Damage
- Termite Damage
- Termite Damage- Minor
- Carpenter Ant Area

- Carpenter Ant Activity
- Carpenter Ant Damage
- Potential Wood Borer Activity
- Wood/Soil Contact
- Carpenter Bee Area

- Carpenter Bee
- Carpenter Bee
-

Discretionary improvements

- Parge Exterior of Foundation
- Parge Interior of Foundation Renovations
- Other

- Strengthen Floors for Objects
- Replace Cracked Slabs

- Remove Walls
- Straighten Floors during

General Comments

POSITIVE ATTRIBUTES



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- High Quality Construction Movement
- Good Quality Construction
- Masonry Exterior Walls
- 2 X 6 Exterior Walls
- No Major Defects
- Joist Spans OK
- No Significant
- Elevation Good
- Other

GENERAL COMMENTS

- No Improvements Needed Problem
 - Typical Minor Flaws
 - Very Old House Construction-Minor
 - Very Old House Construction
 - Average Quality Construction
 - Cottage Construction
 - Potential Serious
 - Other:
- Consult Contractor For Repairs

Inspection Limitations

- Crawl Space - No Access
- Crawl Space Viewed From Hatch
- No Access to Roof Space/Attic
- Insulation Obstructed View in Basement
- Insulation Obstructed View in Attic
- Insulation Obstructed View in Crawlspace
- Roof/Attic Viewed From Hatch
- No Access to Side Attic Areas
- Slab Limitations
- Extensive Storage _____
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ADDITIONAL STRUCTURAL COMMENTS

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