

Appendix B

Good House Inspection Checklist

✓	Check Items	Page #
Foundation		
	Capillary break under footer or between footer and foundation wall or slab if slab on grade	
	Insulation under concrete floor or slab (optional)	
	Capillary break under concrete floor or slab	
	Bituminous coating on exterior of foundation walls	
	Exterior insulation applied against foundation walls or slab on grade slab edge (optional)	
	Hydrostatic pressure break applied against foundation walls or slab on grade slab edge if not incorporated with exterior insulation	
	Silt screen in foundation trench	
	French drain on top of silt screen with at least 1% grade draining to daylight or to appropriate removal system	
	If enough depth, pour 3 feet of crushed gravel, no fines, over the French drain and silt screen. If not enough depth cover French drain with as much gravel as possible.	
	Silt screen wrapped completely around gravel to foundation wall	
	Foam sill sealer between the foundation wall and foundation wall sill plate	
Framing		
	Sill plate gasket between sub-floor or slab and exterior wall frame for each floor	
	2-stud corners at intersections of two exterior walls	

✓	Check Items	Page #
Framing Cont'd		
	Ladder Framing at intersections of interior and exterior walls	
	Appropriate amount of lumber used around window and door frames	
Roofing		
	Re-curve or moisture barrier ridge vent installed on roof ridge	
	Soffit vents underneath roof eave	
	Ice and Water Shield or roofing paper in valleys from gutter to roof ridge	
	Horizontally run roofing paper applied shingle style, overlapped and terminated on valley roofing paper	
	Sheet metal flashing in valleys from gutter to roof ridge	
	Cricket between up slope side of chimney and roof	
	Cricket roof step flashed to chimney	
	Step flashing against roof to sidewall transitions and dormers	
	Step flashing cut into mortar joints on brick cladding	
	Flashing extends at least 2.5 inches up past the cladding lip that covers it	
	Ice and Water Shield applied on roof over eaves (colder climates only)	
	Half inch to an inch of exposed flashing at roof to sidewall transition if using natural fiber siding	
	Kickout flashing at bottom of roof to sidewall transition	

✓	Check Items	Page #
Drainage Plane		
	Housewrap applied shingle style and overlapped going up side of house	
	Housewrap horizontal and vertical seams taped	
	All windows, doors and other protrusions from exterior wall integrated into drainage plane	
	Weep holes every 4 feet at the bottom of brick cladding	
	Weep holes over window, door and garage door ledges on brick houses	
	Mortar catch screens installed between drainage plane and brick cladding walls	
	Air holes at the top of brick cladding (optional)	
	Stucco weep screed installed at least 4 inches above finished grade and at least two inches above concrete walkway or other hard surface on stucco walls.	
	Gutters or other water directing method installed on your house	
	Gutter down spouts independent and separate from French drain	
	Gutter down spouts terminate at least 6 feet away from the house and drain in a down hill direction away from the house.	
HVAC		
	Calculated room to room air flows based on volume of room, insulation R-value in walls, total surface area of windows, U-value of windows and cardinal orientation of room	
	Equivalent length calculations for each air duct run	

✓	Check Items	Page #
HVAC Cont'd		
	Air ducts inside conditioned spaces of house i.e., no air ducts in attic, unconditioned crawl-spaces, garages or exterior walls including common wall between house and garage	
	Fully ducted supply and return air duct system i.e. no panned air ducts	
	Air ducts air sealed with UL181 approved water based mastic or tape	
	Balanced, exhaust-only or supply-only fresh air system for airtight houses	
	High sidewall diffusers i.e. no diffusers low on a wall, under a window or on a floor	
	Transom or jump ducts to rooms with doors if house has a central return	
Crawlspace		
	Capillary break under footer or between footer and foundation wall	
	Bituminous coating on exterior of foundation walls	
	Exterior insulation applied against foundation walls (optional)	
	Hydrostatic pressure break applied against foundation walls if not incorporated with exterior insulation	
	Silt screen in foundation trench	
	French drain on top of silt screen with at least 1% grade draining to daylight or to appropriate removal system	
	If enough depth, pour 3 feet of crushed gravel, no fines, over the French drain and silt screen. If not enough depth cover French drain with as much gravel as possible.	

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Crawlspace Cont'd		
	Silt screen wrapped completely around gravel to foundation wall	
	No leaky pipes in crawlspace	
	6mm plastic completely covering ground, overlapping from sheet to sheet and lapping up sides of walls	
	No air vents in crawlspace	
	Interior crawlspace walls insulated if exterior insulation not installed	
	Band joist insulated and air sealed	
	Crawlspace access door insulated and air sealed	
	Radiant barrier on bottom of crawlspace floor (optional)	
	Passively or actively conditioned crawlspace	
Insulation		
	Band joist insulated and air sealed	
	Rough opening between windows and framing and doors and framing sealed with low expansion spray foam	
	Stud bays completely filled with fiberglass insulation i.e. no air gaps or potential air pockets	
	Fiberglass insulation neatly cut around outlet and light switch boxes in exterior wall stud bays	
	Fiberglass insulation neatly cut to encapsulate electric cable running through exterior walls	
	Gasket type or foam sealed outlet and light switch boxes in exterior walls	
	Penetrations through exterior walls filled with spray foam	
	Common wall between house and garage treated like an exterior wall	

✓	Check Items	Page #
Insulation Cont'd		
	Bump-outs have air sealed and insulated floors	
	Fireplace insert bump-outs have insulated and air sealed walls and floor	
	Interior basement walls insulated if exterior insulation not installed	
	Continuous bead of glue on studs before attaching drywall to exterior walls and ceilings	
	All insulated walls have sheeting material on both sides including rooms over garages, rooms beside attic spaces and behind bathtubs installed against exterior walls	
	Attic insulation evenly applied to local code compliant depth	
Carbon Monoxide		
	Kitchen range hood fan exhausts to outside	
	Fossil Fuel burning appliances are either enclosed combustion or power vented i.e. no atmospherically vented fossil fuel burning appliances	
	Exhaust fan in garage operated by garage door opener (optional)	
	Fireplace inserts are direct vented i.e. no ventless gas fireplaces	
Interior Moisture Control		
	Kitchen range hood fan exhausts to the outside	
	Bathroom vent fan exhausts to the outside, i.e. does not terminate in attic	
	Bathroom vent fan connected to humidistat (optional)	
Miscellaneous		
	Enclosed recess lights	
	Door to garage is an exterior grade door	
	No open hearth fireplaces (optional)	

