ROKAN
Inspection Pros

Home Inspection Checklist

What a New York home inspection looks at

Use this checklist to understand what a standard home inspection covers, whether you're buying, selling or maintaining your home. It follows the systems and components New York's Standards of Practice (19 NYCRR Part 197-5) require licensed home inspectors to observe and report on, where readily accessible.

Property: _____ Date: _____ Notes: _____

Exterior & Grading

- ☐ Grading slopes away from the house
- ☐ Gutters and downspouts discharge away
- ☐ Siding, trim and flashing condition
- ☐ Eaves, soffits and fascia
- ☐ Walkways, driveways and patios
- ☐ Steps, stoops and porches
- ☐ Decks, balconies and railings
- ☐ Retaining walls
- ☐ Trees and vegetation affecting the house
- ☐ Windows and exterior doors
- ☐ Garage doors and auto-reverse openers

Roof

- ☐ Roof covering condition
- ☐ Flashing at walls, valleys and penetrations
- ☐ Skylights and roof penetrations
- ☐ Chimney exterior
- ☐ Gutters and roof drainage
- ☐ Signs of leaks (attic and ceilings)

Structure

- ☐ Foundation cracks or movement
- ☐ Signs of water intrusion
- ☐ Floor structure (joists, beams, posts)
- ☐ Wall structure
- ☐ Ceiling and roof structure
- ☐ Framing visible in basement or crawlspace
- ☐ Wood decay or insect evidence

Electrical

- ☐ Service drop / service entrance
- ☐ Main panel and subpanels
- ☐ Breakers and fuses (sizing, condition)
- ☐ Grounding and bonding
- ☐ GFCI / AFCI protection
- ☐ Outlets: a representative number tested
- ☐ Switches and light fixtures
- ☐ Visible wiring

Plumbing

- ☐ Water pressure and flow
- ☐ Main water shutoff location
- ☐ Supply and drain piping (visible)
- ☐ Leaks
- ☐ Drains, waste and vents
- ☐ Fixtures and faucets
- ☐ Water heater age, venting and relief valve
- ☐ Fuel lines and fuel shutoffs
- ☐ Sump pump

Heating & Cooling

- ☐ Operation with normal controls
- ☐ Age and visible condition
- ☐ Filters
- ☐ Venting and chimney connection
- ☐ Distribution (ducts, radiators)
- ☐ Emergency shutoff
- ☐ Cooling equipment and condensate

Attic, Insulation & Ventilation

- ☐ Attic access and framing
- ☐ Insulation type and approximate depth
- ☐ Ventilation (soffit, ridge, gable)
- ☐ Moisture or mold signs
- ☐ Bath fan venting to outdoors
- ☐ Kitchen exhaust
- ☐ Dryer vent to outdoors
- ☐ Crawlspace vapor barrier and ventilation

Interior

- ☐ Wall and ceiling stains
- ☐ Floors
- ☐ Stairs, handrails and guards
- ☐ Interior doors
- ☐ Windows: a representative number operated
- ☐ Countertops and cabinets

Fireplaces & Chimneys

- ☐ Firebox and damper
- ☐ Hearth and clearances
- ☐ Visible flue and chimney condition
- ☐ Gas log / insert (if present)

Life Safety

- ☐ Smoke and CO alarms present
- ☐ Egress windows in sleeping rooms
- ☐ Garage fire door and separation wall
- ☐ Handrails and guards
- ☐ Visible fire / safety hazards

Not included in the NYS Standards of Practice

– **Code compliance** (Prohibited)
– **Property value, boundaries or zoning** (Obtain through market and county sources)
– **Engineering or architectural evaluation** (Obtained through licensed professionals)
– **Concealed or inaccessible areas** (All inspected areas require access)
– **Remaining life of components** (Inspection report outlines general guidance)

Additional services available

Outside the NYS Standards of Practice. Ask us when booking.

– **Radon Test** – 48-hour continuous monitor. Orange County is an EPA high-radon zone; know your level before you buy.
– **Well Water Test** – Lender-ready lab test (bacteria, nitrate, nitrite, lead) by a NYS-certified lab. Meets FHA, VA and USDA requirements.
– **Septic Inspection** – Tank area and drain field check plus a load test to spot backups or failure before it's your problem.
– **Sewer Scope** – Camera inspection of the main sewer line for cracks, roots and blockages that can cost thousands to fix.
– **Mold Test** – Air sampling with lab analysis when there are signs of moisture or a musty odor.
– **Lead Paint Test** – Lab-analyzed paint samples. Recommended for homes built before 1978, especially with young children.
– **Asbestos Test** – Lab-analyzed samples of suspect materials like pipe wrap, floor tile and insulation in older homes.
– **Low-Voltage / Generator / UPS / Smart-Home Check** – Smart-home, security, gate, generator, UPS/battery backup and low-voltage systems evaluated and reported.
– **Expedited Report** – Your report in most cases within 12 hours, sometimes the same day. Lab results not included.

Need it done soon and want a professional to do it?
Call **Rokan Inspection Pros** at **845-614-2260**

Home inspectors are licensed by the NYS Department of State. A home inspection is a visual, non-invasive evaluation of readily accessible systems and components at the time of inspection. It is not a code inspection, warranty, guarantee, appraisal, survey, or engineering or architectural evaluation; home inspectors are not permitted to provide engineering or architectural services. This checklist is general information, not a substitute for a professional inspection. Rokan Inspection Pros · Licensed NYS Inspector.