



PATRIOT 91-POINT PREMIUM INSPECTION CHECKLIST

1. Crawl Space Size & Access

- 1. Is the crawl space door damaged?
- 2. Does the door seal properly?
- 3. Is the door rotted or swollen?
- 4. Is the door difficult to open?
- 5. Is the door large enough for safe access?

2. Exterior Foundation Walk

- 6. Do you see any cracks in the foundation?
- 7. Are cracks wider than ¼ inch?
- 8. Do cracks appear to indicate settling?
- 9. Are cracks vertical, horizontal, or stair-step?
- 10. Are gutters draining too close to the foundation?
- 11. Are downspouts dumping water toward the house?

- 12. Is soil grading sloping toward the foundation?

3. Crawl Space Vents

- 13. Are any vents missing?
- 14. Are any vents damaged or rusted?
- 15. Are vents crushed or broken?
- 16. Are there visible gaps pests could enter?
- 17. Are vent screens torn or missing?

4. Crawl Space Level & Drainage

- 18. Is the crawl space lower than the surrounding ground?
- 19. Is there standing water in the crawl?
- 20. Do you see water stains on block walls?
- 21. Do you see water stains on piers?
- 22. Is soil wet or muddy days after rain?
- 23. Is there a musty or damp smell in the home?

5. Drain & Sump Pump Need

- 24. Does the crawl space collect water after storms?
- 25. Do low areas hold water or stay soft?
- 26. Are there obstacles preventing drainage flow?
- 27. Are there interior walls or addition walls blocking drainage?
- 28. Is a sump pump currently installed?
- 29. Is the pump functioning properly?

6. Insulation Condition

- 30. Is insulation sagging or falling down?
- 31. Is insulation wet or heavy?
- 32. Is insulation moldy or discolored?
- 33. Is insulation missing in areas?
- 34. Is insulation installed upside-down?
- 35. Is debris or trash scattered under the home?

7. Mold & Fungus

- 36. Do you see white, green, or black growth on wood?
- 37. Do you see mold on joists or subfloor?
- 38. Does the crawl space smell musty?
- 39. Does the home smell musty inside?
- 40. Is fungus present on insulation?
- 41. Do you see moisture beading or condensing on wood?

8. Moisture Control & Dehumidifier

- 42. Is there a dehumidifier in the crawl space?
- 43. Is the dehumidifier properly connected to drainage?
- 44. Is the dehumidifier running or showing error lights?
- 45. Are ducts sweating or dripping condensation?

9. Ductwork Condition

- 46. Are main trunk lines insulated properly?
- 47. Is insulation missing from ductwork?
- 48. Are duct lines sagging or touching the ground?
- 49. Are duct connections loose or leaking?
- 50. Are supply lines damaged?
- 51. Are supply lines crushed or torn open?
- 52. Are ducts contaminated by pests?

10. Floor Joists

- 53. Are joists cracked or split?
- 54. Do joists appear rotted or softened?
- 55. Are joists separating from beams?
- 56. Are interior floors bouncy or uneven?
- 57. Do floors slope toward a corner or center?

11. Girders, Beams & Sill Plate

- 58. Are girder beams cracked or sagging?
- 59. Is beam wood rotted or moisture-damaged?
- 60. Are beams sitting correctly on piers?
- 61. Is the sill plate rotted or termite-damaged?
- 62. Is bandboard rotted or bowing?

12. Subfloor

- 63. Does the subfloor show black staining?

- 64. Does the subfloor feel soft above bathrooms?
- 65. Does the subfloor have visible mold?
- 66. Are floorboards warped or separating?

13. Structural Support

- 67. Do you see leaning or crumbling piers?
- 68. Are piers settling or sinking?
- 69. Are steel beams missing where floors sag?
- 70. Are support jacks rusted, loose, or failing?
- 71. Are support posts misaligned under load points?

14. Foundation Walls

- 72. Are foundation walls bowing or bulging?
- 73. Are cracks visible in block walls?
- 74. Is there efflorescence (white powder)?
- 75. Do walls show moisture streaks or running marks?

15. Pest Activity

- 76. Do you see rodent droppings?
- 77. Are there nests or burrowing signs?
- 78. Are ducts or insulation chewed?
- 79. Do you see termite shelter tubes?
- 80. Do you see wood dust from powderpost beetles?
- 81. Do you see carpenter ant frass or trails?

16. Plumbing

- 82. Are water supply lines dripping?
- 83. Do you see corrosion on copper pipes?
- 84. Are PEX or CPVC pipes sagging unsupported?
- 85. Are drain lines leaking or damp?
- 86. Do you see sewer water or smell sewage?
- 87. Are old cast-iron or galvanized pipes rusted or cracked?

17. Final Observations

- 88. Are there any safety hazards present?
- 89. Are there exposed wires or loose electrical components?
- 90. Is the vapor barrier damaged, missing, or improperly installed?
- 91. Does any area look questionable or unclear to you?