

UTAH HOME INSPECTION CHECKLIST

InterNACHI® Certified

A room-by-room guide for Utah County home buyers with Utah-specific items most generic checklists miss.

Bring this to your inspection.

PRE-INSPECTION

Before the Inspection

- Utilities confirmed on gas, electric, water
- Attic, crawlspace, and electrical panel accessible
- Garage door opener or code provided
- Seller's disclosure reviewed note anything flagged
- Plan 3 - 4 hours; arrive for the final walkthrough at
- minimum Year home was built confirmed

SYSTEM 1

Exterior & Lot

Utah's clay soils expand when wet and contract when dry concrete cracking, grading problems, and foundation movement are common.

- Roof** visible from ground missing, curling, or mismatched shingles
- Gutters and downspouts** intact, directing water away from foundation
- Grading** slopes away from foundation on all sides
Critical in Utah clay flat or reverse grade causes moisture intrusion at foundation
- Driveway and walkways** heaving, cracking, or significant settlement
- Siding or cladding** rot, damage, or missing sections
- Window and door frames** gaps, failed seals, rot at sills
- Decks and patios** ledger board attachment, post bases, railings
- Window wells** free of debris and intact
- No water intrusion evidence at base of exterior walls

SYSTEM 2

Foundation & Structure

Foundation level survey included with every Checkpoint inspection measures differential settlement in Utah's reactive clay soils. A \$150 standalone service elsewhere.

- Foundation** walls (exterior) cracks present?
Horizontal cracks are more serious than vertical hairline cracks
- Basement or crawlspace** walls efflorescence (white deposits), staining, or seepage
- Crawlspace:** vapor barrier present and covering the full floor
- Crawlspace:** no wood framing in direct contact with soil
- Crawlspace:** no signs of standing water or elevated humidity
- Floor** levelness noticeable slopes or soft spots
- Interior doors and windows** sticking or out-of-square frames
Sticking doors and diagonal drywall cracks can track with foundation movement
- Drywall** cracks especially diagonal cracks at door and window corners

SYSTEM 3**Roof**

Heavy snow loads in winter and intense UV the rest of the year degrade Utah County roofs faster than milder climates.

- Shingle** type and approximate age
Asphalt shingles typically last 20 - 30 years
- Missing, cracked, curling, or granule-worn shingles
- Flashing** at chimneys, skylights, vents, and wall intersections
Lifted or corroded flashing is a common Utah moisture entry point
- Ridge and hip condition
- Gutters** secure, not pulling away from fascia
- Downspout** extensions discharge 4 - 6 ft from foundation
- Chimney** cap present, mortar in good condition
- Skylights** seals intact, no interior staining below
- Roof** penetrations pipe boots and collars sealed

SYSTEM 4**Attic**

Bathroom and kitchen exhaust fans venting into the attic (not outside) is a very common defect in Utah County homes.

- Insulation** depth adequate R-38 to R-60 recommended for Utah
- Insulation** not blocking soffit vents
- Ridge and soffit** ventilation present and functioning
- No moisture staining, mold, or soft spots on roof sheathing or rafters
- Exhaust fans** terminate outside not into attic space
- No evidence of past pest activity (rodents are common in Utah attics)

SYSTEM 5**Electrical**

Utah County homes built 1965 - 1975 may have aluminum branch wiring. Ask your inspector specifically if the home is from that era.

- Main panel:** breakers labeled, no double-tapping, 200-amp service preferred
100-amp panels are being phased out as insufficient for modern loads
- No visible DIY wiring open junction boxes, exposed wire nuts
- GFCI** at all wet-area outlets: kitchen, bathrooms, garage, exterior
- AFCI** protection on bedroom circuits (required in homes built after 2002)
- Outlets** tested throughout no dead outlets or reversed polarity
- Smoke detectors** on each floor, in bedroom hallways, and inside each bedroom
- CO detector** present required in Utah for homes with attached garages

SYSTEM 6**Plumbing**

Utah has some of the hardest water in the country. Scale buildup shortens water heater and pipe lifespan significantly.

- Water pressure adequate normal range 40 - 80 PSI
- Water heater** age (check label) typical lifespan 10 - 12 years
- Water heater:** T&P; relief valve present and accessible
Seismic straps required in Utah for both gas and electric water heaters
- Supply lines** under sinks no cracking, corrosion, or age wear

- Drain** lines no slow drains at any fixtures
- Signs of past leaks staining under sinks, soft cabinet flooring
- Main water shut-off:** location known, valve fully operable
- Pre-1980 home: ask inspector about galvanized steel supply lines

SYSTEM 7**HVAC**

Evaporative (swamp) coolers are common in older Utah homes but lose effectiveness on August monsoon days. Ask whether the home has central AC, a swamp cooler, or both and factor retrofit cost (~\$5,000 - \$10,000+) into your position if needed.

- Furnace** age and condition typical lifespan 15 - 25 years
- Furnace** filter condition dirty filter signals maintenance history
- Burner flame:** blue = normal; yellow or orange = incomplete combustion issue
- Cooling type:** central AC or evaporative cooler? Age of unit noted
- Outdoor AC condenser** condition, refrigerant lines insulated
- Thermostat** operation confirmed
- Ductwork:** visible sections sealed, no obvious disconnections
- Attic or crawlspace** ductwork insulated in unconditioned spaces

SYSTEM 8**Interior**

- Ceilings** staining or soft spots indicate moisture from above
- Walls** diagonal cracks at door and window corners (watch these)
- Floors** soft spots or springiness that feels structural
- Windows** open, latch, and lock correctly; fogged glass = failed seal
- Stairways** handrails secure, balusters correctly spaced, treads solid
- Fireplace** (if present) damper operable, firebox and surround condition

SYSTEM 9**Garage**

- Auto-reverse** tested door should reverse on 2x4 flat on floor
- Fire wall** between garage and living space: drywall intact, no penetrations
- Floor** significant cracking or heaving may indicate soil movement
- GFCI** outlet present in garage

WALKTHROUGH**Questions to Ask the Inspector**

- What are the 2 - 3 things you'd want to know if this were your house?
- Does the foundation movement fall within a normal range for this area?
- Is this defect consistent with the age of the home, or unusual?
- What maintenance items should I prioritize in year one?
- Is this something to negotiate before closing, or safe to handle later?

UTAH-SPECIFIC CONCERNS

Radon Testing

Utah has elevated radon levels in many areas. Radon is odorless, colorless, and the second leading cause of lung cancer in the U.S. Radon testing is not part of a standard home inspection. It requires a separate, certified radon professional. If the home has a basement or slab foundation, ask your real estate agent or the EPA's radon proficiency program (epa.gov/radon) to help you find a qualified tester in Utah County

Foundation Movement in Clay Soils

Utah County's clay-heavy soils expand when wet and contract when dry. Differential settlement is the primary foundation risk in the area. Checkpoint's included foundation level survey measures this with actual numbers not just a visual observation. Included with every inspection at no extra cost.

Evaporative Cooler vs. Central AC

Swamp coolers lose effectiveness on August monsoon days when humidity is high. If the home lacks central AC, factor \$5,000 - \$10,000+ in retrofit cost into your negotiating position before you close.

Hard Water Damage

Utah's water is among the hardest in the U.S. Inspect water heaters closely for scale buildup. Consider a water softener as an ongoing ownership cost if the home doesn't already have one.

Ready to book your Utah County home inspection?

checkpointinspectionsservices.com/pricing

Every inspection includes infrared scan + foundation survey. No extra charge.

(385) 236-3340 · InterNACHI® Certified · Same-day reports