Attic Inspection Checklist: Framing Insulation and Venting

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Property

INSPECTION DATE

INSPECTED BY

PROPERTY ADDRESS

OCCUPANCY

ATTIC TYPE

ATTIC ACCESS LOCATION

ACCESS METHOD

FRAMING TYPE OBSERVED

INSULATION TYPE OBSERVED

APPROXIMATE AVERAGE ATTIC DEPTH

WEATHER DURING THE WALK

☐ Owner or agent present

Access and framing

Item	OK	Defect	N/A	Notes
Attic entered or viewed from the hatch, or the reason you stayed out	☐	☐	☐	
Access hatch, stairs, or kneewall door is present and usable from a finished space	☐	☐	☐	
Walked joists, truss chords, or boards, not exposed ceiling drywall	☐	☐	☐	
Roof structure identified: rafters, trusses, or mixed, plus sheathing you can see	☐	☐	☐	
No broken, cracked, or sagging rafters, truss members, or roof sheathing	☐	☐	☐	
Solid-sawn rafters and ceiling joists not cut, notched, or bored in a way that looks like a safety concern	☐	☐	☐	
Trusses not cut, notched, drilled, spliced, or loaded with equipment without visible engineering	☐	☐	☐	
Rafter roof has a visible tie across the span: ceiling joists, rafter ties, or collar ties	☐	☐	☐	
Roof sheathing not decayed, delaminated, or pulled loose from the framing	☐	☐	☐	
Sistered repairs and visible hangers or plates, if present, still look fastened	☐	☐	☐	

Moisture and roof leaks

Item	OK	Defect	N/A	Notes
Underside of the deck checked at chimneys, vents, skylights, and other penetrations	☐	☐	☐	
No unexpected daylight through the roof deck	☐	☐	☐	

Moisture stains described by location, not labeled active unless wet or recently rained	☐	☐	☐	
No brown or white decay of sheathing, rafters, or ceiling joists	☐	☐	☐	
Dark mold-like staining on sheathing or framing noted as visual only	☐	☐	☐	
No repeated ice-dam staining at the eaves, or snow climate does not apply	☐	☐	☐	
Insulation not wet, matted, or stained from a roof leak	☐	☐	☐	

Baffles and attic venting

Item	OK	Defect	N/A	Notes
Attic identified as vented, unvented, or mixed, and remaining vent lines marked to match	☐	☐	☐	
Soffit or eave intake openings present on a vented attic	☐	☐	☐	
Ridge, gable, or high roof vents present on a vented attic	☐	☐	☐	
Insulation not burying soffit or eave intake	☐	☐	☐	
Rafter vents or baffles in eave bays keep a channel from the soffit into the attic	☐	☐	☐	
Visual 1-inch space between insulation and roof sheathing at eave vents	☐	☐	☐	
Vent openings protected against rain, snow, and creatures	☐	☐	☐	
Powered attic fan, if present, not running with blocked soffits	☐	☐	☐	

Kitchen, bath, and dryer exhaust

Item	OK	Defect	N/A	Notes
Bathroom exhaust terminates outdoors, not in the attic	☐	☐	☐	
Kitchen exhaust terminates outdoors, not in the attic	☐	☐	☐	
Clothes dryer exhaust terminates outdoors, not in the attic	☐	☐	☐	
Exhaust ducts connected through to the roof or wall cap, not crushed, kinked, or pulled apart	☐	☐	☐	
Kitchen, bath, and laundry exhaust systems present, or marked N/A if the house has none	☐	☐	☐	
Insulation and combustibles held off chimneys and flues, with a shield or dam if you can see one	☐	☐	☐	

Vermiculite and insulation condition

Item	OK	Defect	N/A	Notes
Insulation type observed matches the header, including vermiculite if it is present	☐	☐	☐	
Approximate average depth recorded, not scored as an R-value Pass or Fail	☐	☐	☐	
Insulation present at the unfinished attic floor or roof deck, or the attic is an unvented foam-deck design	☐	☐	☐	
No vermiculite, or vermiculite identified and left undisturbed	☐	☐	☐	

Attic with vermiculite is not used as storage, or no vermiculite is present	☐	☐	☐	
Inspection limited to floored paths, or stopped, if vermiculite is present	☐	☐	☐	

Electrical in the attic

Item	OK	Defect	N/A	Notes
Predominant wiring method described: NM cable, armored cable, knob and tube, or mixed	☐	☐	☐	
No knob-and-tube wiring in contact with insulation	☐	☐	☐	
Solid-conductor aluminum branch wiring reported if readily visible, or none seen	☐	☐	☐	
Visible junction boxes have covers, and open splices are not lying in the insulation	☐	☐	☐	
Visible cables not cut, pinched, or showing scorched or brittle jackets	☐	☐	☐	
Recessed can lights: insulation kept about 3 inches away unless the fixture is marked IC	☐	☐	☐	

Pests and entry points

Item	OK	Defect	N/A	Notes
Vent screens intact from the attic side, not chewed or pulled from the edge	☐	☐	☐	
No mouse-size grooves or trails in blown insulation	☐	☐	☐	
No rodent droppings or bat guano piles on the walking path	☐	☐	☐	
Faced batts not shredded for nesting, and no obvious nests in soffits you can see	☐	☐	☐	
No unexpected chewed holes at soffits, fascia, or gables that are not designed vents	☐	☐	☐	
Unexpected daylight at eaves or fascia is a designed vent, or it is noted as a hole	☐	☐	☐	
Left the attic, or stayed on boards, if droppings or nesting looked heavy enough to disturb	☐	☐	☐	

Findings and sign-off

FINDINGS

ACTION

INSPECTOR SIGNATURE

OWNER OR AGENT SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.