

Home Inspection Checklist

"An Ounce of Prevention ..."

Annual Inspection For The Home Located at

For Year 20____

PROBLEMS FOUND	NOTES	SOLUTION	DATE

HOME PHYSICAL EXAMINATION CHECKLIST

Date:

GROUNDINGS

- Proper grading away from house
Comments:
 - No signs of sewage leakage
Comments:
 - No limbs overhanging house
Comments:
 - No signs of standing water
Comments:
 - Plants in good condition, with none being in contact with the house
Comments:
 - Stairs, railings, deck, retaining walls in good condition
Comments:
 - Downspouts drain away from house
Comments:
 - Patio, landings, driveway in good condition and sloped
Comments:
-

STRUCTURE

- No obvious bowing or sagging anywhere
Comments:
- No large cracks in wood or siding material
Comments:
- Windows, doors and walls all appear straight and square
Comments:
- Above ground portion of the foundation appears to be in good condition, with no large cracks
Comments:

PROBLEMS FOUND	NOTES	SOLUTION	DATE

WINDOWS, DOORS and WOOD TRIM

- Everything is firmly attached, without signs of rot, decay, mildew, lichen or insect infestation

Comments:

- Frame joints are caulked and no nails are protruding

Comments:

- No broken glass and glazing is in good condition

Comments:

- Drip caps/flushing are over each window

Comments:

- Slight pressure on mullions causes no movement

Comments:

- Storm windows secure and caulked

Comments:

- Other

Comments:

EXTERIOR SURFACES

- At least 6" between ground and wood siding or wooden cellar window frames

Comments:

- No loose, cracked, curling or rotted siding or trim

Comments:

- No vines or moss on structure

Comments:

- No flaking, cracking or blisters in paint/stain

Comments:

- No cracks or broken pieces in masonry, veneers or stucco

Comments:

- Other

Comments

PROBLEMS FOUND	NOTES	SOLUTION	DATE

ROOF (As viewed from the ground or a ladder. Climbing onto a roof should only be done by professionals!)

- No curling, broken or missing shingles

Comments:

- No severe thinning of surface particulate on shingles

Comments:

- Flashing present around any surface penetration

Comments:

- Screens in exterior eaves and soffit vents are clean and undamaged

Comments:

- Gutters are clean, solidly attached, show no signs of puddling and don't sag

Comments:

- Chimneys and chimney caps show no sign of damage

Comments:

- Other

Comments:

ATTIC

- No open electrical splices

Comments:

- No water staining on the underside of the roof, on insulation or on rafters

Comments:

- Proper thickness of insulation, with moisture barrier facing heated portion of house

Comments:

- No exhaust vents terminating in attic

Comments:

- Clear path for ventilation from soffit vents and properly sized gable louvers / vents

Comments:

- Other

Comments:

PROBLEMS FOUND	NOTES	SOLUTION	DATE

KITCHEN

- No leaks under sink or dishwasher. Floor under sink is solid, without rot or water stains
Comments:
 - Water temperatures are suitable, no dripping faucets, no corrosion around drain or faucets
Comments:
 - Built in appliances are working properly
Comments:
 - Dishwasher gaskets are undamaged and solidly attached, door spring is adequate
Comments:
 - There are only **Ground Fault Circuit Interrupter ("GFCI")** electrical outlets within 6 feet of the sink
Comments:
 - Cabinets are solidly hung, with properly working doors and drawers that are straight and plumb
Comments:
 - No evidence of rodent or insect infestation
Comments:
-

BATHROOM(S)

- Toilet doesn't rock or leak. Tank should not "sweat" excessively
Comments:
- Tub walls secure, tile grouted without cracks
Comments:
- Floor under sink and near tub show no signs of water damage
Comments:
- Adequate water flow to tub, shower, sink, and toilet without drips or difficulty shutting off faucets
Comments:
- Drains unrestricted, without corrosion around or below them
Comments:
- Exhaust fan vents directly to outside. Screens, ducts and filters are clean
Comments:

PROBLEMS FOUND	NOTES	SOLUTION	DATE

INTERIOR, ROOMS AND HALLWAYS

- All surfaces appear straight and plumb

Comments:

- Flooring in good condition. No obvious waviness or raised nails (Usually around squeaks)

Comments:

- No water stains or deterioration in ceilings or walls

Comments:

- Windows and storm windows open, close and lock easily, are weather stripped, and show no signs of rot

Comments:

- Doors open easily, close completely and hardware is functioning properly

Comments:

- Adequate number of outlets, three pronged with no scorching or obvious wear

Comments:

- Heating and/or cooling is suitable for room size, exterior wall exposure

Comments:

- Hallway(s)

Comments:

- Bedroom One

Comments:

- Bedroom Two

Comments:

- Bedroom Three

Comments:

- Bedroom Four

Comments:

- Dining Room

Comments:

- Living Room

Comments:

PROBLEMS FOUND	NOTES	SOLUTION	DATE

Plumbing

- Hot water temperature is between 118 and 125 degrees Fahrenheit

Comments:

- Water pump doesn't short cycle and water is clear

Comments:

- No damage or leaks in visible pipes

Comments:

- Pipes secured with appropriate number of hangers

Comments:

- Where cold water pipes are against wood, no signs of rot from pipe sweating or leaks

Comments:

- Accessible shut off valves present for entire house, and every faucet

Comments:

- Sediment flushed from hot water tank(s) within previous year. No signs of leaks

Comments:

- Other:

Comments:

ELECTRICAL

- Visible wiring is properly secured, with no exposed splices

Comments:

- Fuses / Breakers aren't hot to the touch and are labeled!

Comments:

- No excessive dust build up in or around lighting fixtures or electrical heating units

Comments:

- All security and warning systems are functional and, if necessary, updated, with fresh batteries

Comments:

- Ceiling and wall fixtures are mounted securely

Comments:

PROBLEMS FOUND	NOTES	SOLUTION	DATE

HVAC

- Flues have no open seams and angle upward toward chimney connection

Comments:

- Ductwork is clean and in good condition

Comments:

- No asbestos on heating pipes, air ducts or water pipes

Comments:

- No rust in or around air conditioning unit. Filters are clean and vents are unblocked

Comments:

- Separate flues for each combustion device (gas, oil, wood, coal)

Comments:

- Furnace has been professionally inspected and serviced within the last twelve months

Comments:

- No cracked masonry in fireplace, flue is clean and flue lining has no missing pieces

Comments:

- No uninsulated pipes exposed in unheated areas of home (Including forced hot water heating)

Comments:

BASEMENT, CRAWLSPACE, MECHANICAL ROOM, LAUNDRY ROOM

- No signs of moisture

Comments:

- No major stains or cracks in visible foundation or floor

Comments:

- No evidence of insect damage, rot, water stains, cracking or decay in exposed wood

Comments:

- If crawl space, water pipes and floor are insulated with vapor barrier is toward the heated area

Comments:

- GFCI** electrical outlets within 6 feet of sinks and washing machine

Comments:

PROBLEMS FOUND	NOTES	SOLUTION	DATE

MISCELLANEOUS

- Handrails are properly located and attached securely

Comments:

- Stairway treads and risers are straight, without noticeable flexing when stepped on

Comments:

- Automatic garage door openers stop for obstacles and open relatively smoothly

Comments:

- Other:

Comments:

- Other:

Comments:

- Other:

Comments:

- Other:

Comments:

- Other:

Comments:

- Other:

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- Other:

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- Other:

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- Other:

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Comments:



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