**Home Inspection Checklist**

Grounds

D Proper grading drainage away from house

D No evidence of standing water

D No septic tank leaks or drain fields

D Landscaping, trees, yard and walkways in good condition

D No branches or bushes touching house or overhanging the roof

D Exterior structures (detached garages, fences, sheds, decks, retaining walls) in good condition, no evidence of termite damage or rotted wood

D Railings on decks and stairs are adequate and secure

D Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure

D Drainage directed away from structure Structure

D Ridge and board lines appear straight and level

D Sides of house appear straight, not bowed or sagging

D Window and doorframes appear square (especially bowed windows)

D Visible foundation in good condition – appears straight, plump, with no cracks Exterior Surfaces

D Adequate clearance between ground and wood siding materials (6" minimum); no wood- to-earth contact

D Siding: no cracking, curling, loose, rot or decay

D Masonry veneers: no cracks in joints, no broken, or flaking components

D Stucco: no large cracks (discuss all stucco cracks with a professional inspector)

D Vinyl or aluminum siding: no dents, damage, no bowing or loose siding

D No vines on surface of structure

D Exterior paint or stain: no flaking or blisters

D No stains on exterior surfaces Windows, Doors and Wood Trim

D Wood frames and trim pieces are secure, no cracks, rot or decay

D Joints around frames are caulked

D No broken glass (window or storm panes) or damaged screens, no broken double- paned, insulated window seals.

D Glazing compound in good condition D Storm windows or thermal glass used D Drip caps installed over windows

Roof

D Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing

D Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling

D Flat roofs: no obvious patches, no cracks or splits, minimal blisters and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings

D Flashing around roof penetrations

D No evidence of excess roofing cement/tar/caulk

D Soffits and fascia: no decay, no stains

D Exterior venting for eave areas: vents are clean and not painted over

D Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits

D Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition

Attic

D No stains on underside of roofing, especially around roof penetrations

D No evidence of decay or damage to structure

D Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)

D Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational

D No plumbing, exhaust or appliance vents terminating in attic

D No open electrical splices Interior Rooms

D Floors, walls and ceilings appear straight and plumb and level

D No stains on floors, walls or ceilings

D Flooring materials in good condition

D No significant cracks in walls or ceilings

D Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather-stripping, "weep holes" installed

D Interior doors operate easily and latch properly, no damage or decay, no broken hardware

D Paint, wall covering, and paneling in good condition

D Wood trim installed well and in good condition

D Lights and switches operate properly

D Adequate number of three pronged electrical outlets in each room

D Electrical outlets test properly (spot check)

D Heating/cooling source in each habitable room

D Evidence of adequate insulation in walls

D Fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace façade), damper operates properly, flue has been cleaned, flue is lined

Kitchen

D Working exhaust fan that is vented to the exterior of the building

D Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)

D Dishwasher: drains properly, no leaks, baskets, door spring operates properly

D No leaks in pipes under sinks

D Floor in cabinet under sink solid, no stains or decay

D Water flow in sink adequate

D No excessive rust or deterioration on garbage disposal or waste pipes

D Built-in appliances operate properly

D Cabinets in good condition: doors and drawers operate properly Bathrooms

D Working exhaust fan that doesn't terminate in the attic space

D Adequate flow and pressure at all fixtures

D Sink, tub and shower drain properly

D Plumbing and cabinet floor under sink in good condition

D If sink is metal, it shows no signs of rust, overflow drain doesn't leak

D Toilet operates properly

D Toilet stable, no rocking, no stains around base

D Caulking in good condition inside and outside of the tub and shower area

D Tub or shower tiles secure, wall surface solid

D No stains or evidence of past leaking around base of bath or shower Miscellaneous

D Smoke and carbon monoxide detectors where required by local ordinances

D Stairway treads and risers solid

D Stair handrails where needed and in good condition

D Automatic garage door opener operates properly, stops properly for obstacles Basement or Mechanical Room

D No evidence of moisture

D Exposed foundation; no stains no major cracks, no flaking, no efflorescence

D Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts

D Insulation at rim/band joists

D Crawl Space

D Adequately vented to exterior

D Insulation on exposed water supply, waste and vent pipes

D Insulation between crawl space and heated areas, installed with vapor barrier towards heated area

D No evidence of insect damage

D No evidence of moisture damage Plumbing

D Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system

D Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house.

D Water pump: does not short cycle

D Galvanized pipes do not restrict water flow

D Well water test is acceptable

D Hot water temperature between 118 - 125 degrees Fahrenheit

Electrical

D Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected

D Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating

D No aluminum cable for branch circuits Heating/Cooling System

D Appears to operate well throughout (good air flow on forced hot air systems)

D Flues: no open seams, slopes up to chimney connection

D No rust around cooling unit

D No combustion gas odor

D Air filter(s) clean

D Ductwork in good condition

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

D Separate flues for gas/oil/propane and wood/coal