

PREVENTATIVE MAINTENANCE CHECKLIST

A = Acceptable **B** = Begs Attention **C** = Concerning **D** = Dire Need **F** = Failed

1. Grounds

ID	Inspection Item	A	B	C	D	F
A	Proper grading facilitating moisture drainage away from property					
B	No evidence of standing water					
C	No leaks from septic tank or leech field					
D	Yard, landscaping, trees and walkways in good condition					
E	No branches or bushes touching house or overhanging the roof					
F	Exterior structures (fences, sheds, decks, retaining walls) in good condition					
G	Railings on stairs and decks are adequate and secure					
H	Driveways, sidewalks, patios, entrance landings in good condition, pitched away					
I	Downspout drainage directed away from structure					
J	Exterior electrical outlets & junction boxes secure and safe from moisture					

2. Structure

A	Ridge and fascia board lines appear straight and level					
B	Sides of house appear straight, not bowed or sagging					
C	Window and doorframes appear square (especially bowed windows)					
D	Visible foundation in good condition - appears straight, plumb, no cracks					
E	No entries for animals or insects. No existing nests or infestations.					

3. Exterior Surfaces

A	Adequate clearance between ground/siding (6" min); no wood-to-earth contact					
B	Siding: no cracking, curling, loose, rot or decay					
C	Masonry veneers: no cracks in joints, no broken, spalling or flaking components					
D	Stucco: no large cracks					
E	Vinyl or aluminum siding: no dents, damage, no bowing or loose siding					
F	No vines on surface of structure					
G	Exterior paint or stain: no flaking or blisters					
H	No stains on exterior surfaces					
I	Caulk in place, no gaps or flaking					

4. Windows, Doors and Wood Trim

A	Wood frames and trim pieces are secure, no cracks, rot or decay					
B	Joints around frames are caulked					
C	No broken glass or damaged screens, no broken double-paned seals					
D	Muntin and mullion glazing compound in good condition					
E	Drip caps installed over windows					
F	Hardware in working condition with finish intact					
G	Screen installed and intact					

5. Roof

A	Composition shingles: no curling, cupping, loss of granulation, or broken shingles				
B	Wood shingles: no mold, rot, decay, cracks, or curling				
C	Flat roofs: no patches, cracks, blisters, wrinkles, or silt deposits				
D	Flashing around roof penetrations				
E	No evidence of excess roofing cement/tar/caulk				
F	Soffits and fascia: no decay, no stains				
G	Exterior venting for eave areas: vents are clean and not painted over				
H	Gutters: no decay/rust, joints sealed, secure, no sagging, clean				
I	Chimneys: straight, properly flashed, no damage, cap in good condition				

6. Attic

A	No stains on underside of roofing, especially around roof penetrations				
B	No evidence of decay or damage to structure				
C	Sufficient insulation and properly installed (moisture barrier correct)				
D	Adequate ventilation, clear path for air, all mechanical ventilation operational				
E	No plumbing, exhaust or appliance vents terminating in attic				
F	No open electrical splices				

7. Interior Rooms

A	Floors, walls and ceilings appear straight and plumb and level				
B	No stains on floors, walls or ceilings				
C	Flooring materials in good condition				
D	No significant cracks in walls or ceilings				
E	Windows and exterior doors operate/latch properly, no broken glass/decay				
F	Interior doors operate easily and latch properly, no damage or decay				
G	Paint, wall covering, and paneling in good condition				
H	Wood trim installed well and in good condition				
I	Lights and switches operate properly				
J	Adequate number of three pronged electrical outlets in each room				
K	Electrical outlets test properly				
L	Closet doors function correctly				
M	Shelving/rods installed with adequate support and anchored securely				

8. Kitchen

A	Working exhaust fan that is vented to the exterior of the building					
B	GFCI protection for electrical outlets within 6 feet of the sink(s)					
C	Dishwasher: drains properly, no leaks, baskets, door spring operates properly					
D	No leaks in pipes under sinks					
E	Floor in cabinet under sink solid, no stains or decay					
F	Water flow in sink adequate					
G	No excessive rust or deterioration on garbage disposal or waste pipes					
H	Built-in appliances operate properly					
I	Cabinets in good condition: doors and drawers operate properly					

9. Bathrooms

A	Working exhaust fan that doesn't terminate in the attic space					
B	Adequate flow and pressure at all fixtures					
C	Sink, tub and shower drain properly					
D	Plumbing and cabinet floor under sink in good condition					
E	If sink is metal, it shows no signs of rust, overflow drain doesn't leak					
F	Toilet operates properly					
G	Toilet stable, no rocking, no stains around base					
H	Caulking in good condition inside and outside of the tub and shower area					
I	Tub or shower tiles secure, wall surface solid					
J	No stains or evidence of past leaking around base of bath or shower					

10. Miscellaneous

A	Smoke and carbon monoxide detectors where required by local ordinances					
B	Stairway treads and risers solid					
C	Stair handrails where needed and in good condition					
D	Automatic garage door opener operates properly, stops properly for obstacles					

11. Basement or Mechanical Room

A	No evidence of moisture					
B	Exposed foundation; no stains no major cracks, no flaking, no efflorescence					
C	Visible structural wood: no sagging/damage/decay/stains/insects, sills bolted					
D	Insulation at rim/band joists					

12. Crawl Space

A	Adequately vented to exterior						
B	Insulation on exposed water supply, waste and vent pipes						
C	Insulation between crawl space and heated areas, vapor barrier correct						
D	No evidence of insect damage						
E	No evidence of moisture damage						

13. Plumbing

A	Visible pipes: no damage/leaks/stains; drains slope towards sewage outlet					
B	Water heater: no rust, vented properly, sized adequately					
C	Hot water temperature between 118 - 125 degrees Fahrenheit					

14. Electrical

A	Visible wiring: good condition, no knob-and-tube, no exposed splices, secured					
B	Service panel: adequate capacity, cables connected properly; no overheating					

15. Heating/Cooling System

A	Appears to operate well throughout (good air flow on forced hot air systems)					
B	No rust around cooling unit					
C	No combustion gas odor					
D	Air filter(s) clean					
E	Ductwork in good condition					
F	In-wall heaters functioning correctly					

Disclaimer: This checklist should not be relied upon as a home inspection report for real estate sale purposes, or considered a substitute for a home inspection. This list is representative, but NOT exhaustive. If you require a home inspection, contact a licensed ASHI home inspector in your area.