

Preventative Maintenance Checklist & Property Health Report Card

A = Acceptable

D = Dire need of repair

B = Begs attention (cosmetic)

F = Failed, needs replacement

C = Concerning, warrants maintenance

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.

1. Grounds

- ____ 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, detached garages) in good condition, no evidence of termite damage or rotted wood
 - ____ G. Railings on stairs and decks are adequate and secure
 - ____ H. Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure
 - ____ I. Downspout drainage directed away from structure
 - ____ J. Exterior electrical outlets & junction boxes secure and safe from moisture
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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, with no significant cracks

____ E. No entries for animals or insects. No existing nests or infestations.

3. Exterior Surfaces

____ A. Adequate clearance between ground and wood siding materials (6" minimum); 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 (window or storm panes) or damaged screens, no broken double-paned, insulated window 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, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing

____ B. Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling

____ C. Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings

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

____ I. Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement 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 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

____ 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 easily and latch properly, no broken glass, no sashes painted shut, no decay;
- ____ F. Interior doors operate easily and latch properly, no damage or decay, no broken hardware
- ____ 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 to wall

8. Kitchen

- ____ A. Working exhaust fan that is vented to the exterior of the building
- ____ B. Ground Fault Circuit Interrupter ("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, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts

____ 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, installed with vapor barrier towards heated area

____ D. No evidence of insect damage

____ E. No evidence of moisture damage

13. Plumbing

____ A. 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

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

____ C. Hot water temperature between 118 - 125 degrees Fahrenheit

14. Electrical

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

____ B. Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not 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
