

Total Home Inspection Checklist

Use a checklist like this to make sure that you are looking at all parts of the house. Check off those items that are in good condition and make notes about those that are not. (Note that this list describes an ideal house, but in our experience no house is perfect – not even brand new ones!!)

Please Note:

This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but NOT exhaustive. If you require a home inspection, contact Total Home Inspection or another qualified, educated, licensed, experienced ASHI certified home inspector in your area.

Grounds

- Proper grading drainage away from house
 - No evidence of standing water
 - No leaks from septic tank or leech field
 - Yard, landscaping, trees and walkways in good condition
 - No branches or bushes touching house or overhanging the roof
 - Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rotted wood
 - Railings on stairs and decks are adequate and secure
 - Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure
 - Downspout drainage directed away from structure
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Structure

- Ridge and fascia board lines appear straight and level
- Sides of house appear straight, not bowed or sagging
- Window and doorframes appear square (especially bowed windows)

____ Visible foundation in good condition - appears straight, plumb, with no significant cracks

Exterior Surfaces

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

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

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

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

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

____ No vines on surface of structure

____ Exterior paint or stain: no flaking or blisters

____ No stains on exterior surfaces

Windows, Doors and Wood Trim

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

____ Joints around frames are caulked

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

____ Muntin and mullion glazing compound in good condition

____ Storm windows or thermal glass used

____ Drip caps installed over windows

Roof

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

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

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

___ Flashing around roof penetrations

___ No evidence of excess roofing cement/tar/caulk

___ Soffits and fascia: no decay, no stains

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

___ 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

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

Attic

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

___ No evidence of decay or damage to structure

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

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

___ No plumbing, exhaust or appliance vents terminating in attic

___ No open electrical splices

Interior Rooms

- Floors, walls and ceilings appear straight and plumb and level
- No stains on floors, walls or ceilings
- Flooring materials in good condition
- No significant cracks in walls or ceilings
- 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
- Interior doors operate easily and latch properly, no damage or decay, no broken hardware
- Paint, wall covering, and paneling in good condition
- Wood trim installed well and in good condition
- Lights and switches operate properly
- Adequate number of three pronged electrical outlets in each room
- Electrical outlets test properly (spot check)
- Heating/cooling source in each habitable room
- Evidence of adequate insulation in walls
- 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
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Kitchen

- Working exhaust fan that is vented to the exterior of the building
- Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)
- Dishwasher: drains properly, no leaks, baskets, door spring operates properly

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- ___ No leaks in pipes under sinks
 - ___ Floor in cabinet under sink solid, no stains or decay
 - ___ Water flow in sink adequate
 - ___ No excessive rust or deterioration on garbage disposal or waste pipes
 - ___ Built-in appliances operate properly
 - ___ Cabinets in good condition: doors and drawers operate properly
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Bathrooms

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

- ___ Smoke and carbon monoxide detectors where required by local ordinances
- ___ Stairway treads and risers solid
- ___ Stair handrails where needed and in good condition

____ Automatic garage door opener operates properly, stops properly for obstacles

Basement or Mechanical Room

____ No evidence of moisture

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

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

____ Insulation at rim/band joists

Crawl Space

____ Adequately vented to exterior

____ Insulation on exposed water supply, waste and vent pipes

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

____ No evidence of insect damage

____ No evidence of moisture damage

Plumbing

____ 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

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

____ Water pump: does not short cycle

____ Galvanized pipes do not restrict water flow

____ Well water test is acceptable

____ Hot water temperature between 118 - 125 degrees Fahrenheit

Electrical

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

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

____ No aluminum cable for branch circuits

Heating/Cooling System

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

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

____ No rust around cooling unit

____ No combustion gas odor

____ Air filter(s) clean

____ Ductwork in good condition

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

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