

HOME INSPECTION CHECKLIST

General Information

Date of Inspection: _____

Address of Inspected Unit: Street: _____

City: _____ County: _____ State: _____ Zip: _____

Name of Family: _____

Current Address of Family: Street: _____

City: _____ County: _____ State: _____ Zip: _____

Current Telephone of Family: _____

HOUSING CONDITIONS			
1	Foundation	Failing foundation; unstable, shaky floor No footer/ failing footer	
2	Framing	Walls or floors bowed or unstable Structural damage or separation of wall from ceiling or floor	
3	Roof	Roof leaks, shingles more than 20 yrs old, structural damage	
4	Windows	Single pane/lacking storms, air leakage, or damaged wood	
5	Siding	Exposed or untreated siding, siding with major damage that does not weather proof house	
6	Insulation	House has failing or no insulation in attic, walls, or floor	
7	Plumbing	Incomplete/ broken plumbing facilities/obsolete hot water heater No hot water No bathroom	
10	Ventilation	Neither a vent or window in bathroom	
12	Sewer	Not connected to sewer or septic system Failing septic system or sewer lines	
13	Electrical	Fuse box or switch box instead of breaker box Unsafe wiring, non-GFCI outlet near sink	
14	HVAC	Wood stove, coal stove, gas stove or space heaters only source of heat Has central heating system with ductwork but furnace not functional or unsafe	
15	Abatement	Visible failing lead paint Friable asbestos (pipe wrap, furnace wrap, etc.) or other air quality problems such as severe mold	

CLIENT INTERVIEW QUESTIONS

Question	Notes
OVERVIEW What are your main concerns?	
ROOF Are there any known roof leaks? Where are they located?	
FLOOR CONDITION Are there areas where the floor is rotted or feels weak? Where?	
SYSTEMS Do you have air conditioning in the summer? Do you have a carbon monoxide detector?	
SYSTEMS Type of heat source? Does your heat source provide adequate heat to all rooms?	
PLUMBING Are there any known leaks? How much is a typical monthly water bill?	
PLUMBING Do you have an adequate amount of hot water? Water pressure? Is there rust or other concerns with your water supply? Do you ever have clogs or backups?	
PLUMBING Is your toilet in proper working condition?	
PLUMBING Are there any other plumbing issues or concerns?	
ELECTRICAL Do you have any problems related to electricity such as non-functioning switches or outlets, breakers that kick off?	
OTHER	

1. LIVING ROOMSTAIRS SMOKE DETECTOR Y N

Item #	Description	Repairs Required
1.1	ELECTRICITY Number of outlets? Number of switches? Are they operable and free from electrical hazards?	
1.2	SECURITY Are all windows and doors that are accessible from the outside lockable?	
1.3	WINDOW CONDITION Are all windows free of signs of severe deterioration or missing or broken out panes?	
1.4	DOOR CONDITION Are all doors sound and free from hazardous defects?	
1.5	TRIM CONDITION Is all trim sound and free from hazardous defects?	
1.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?	
1.7	WALL CONDITION Are the walls sound and free from hazardous defects?	
1.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?	
1.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?	
1.10	OTHER	
1.11	OTHER	

2. KITCHENSTAIRS: SMOKE DETECTOR: Y N

Item #	Description	Repairs Required
2.1	ELECTRICITY Number of outlets? Number of switches? Are they operable and free from electrical hazards?	
2.2	SECURITY Are all windows and doors that are accessible from the outside lockable?	
2.3	WINDOW CONDITION Are all windows free of signs of severe deterioration or missing or broken out panes?	
2.4	DOOR CONDITION Are all doors sound and free from hazardous defects?	
2.5	TRIM CONDITION Is all trim sound and free from hazardous defects?	
2.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?	
2.7	WALL CONDITION Are the walls sound and free from hazardous defects?	
2.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?	
2.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?	
2.9	STOVE OR RANGE WITH OVEN Is there a working oven and a stove (or range) with top burners that work?	
2.10	REFRIGERATOR Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	

2. KITCHEN

Item #	Description	Repairs Required
2.11	SINK Is there a kitchen sink that works with hot and cold running water?	
2.12	SPACE FOR STORAGE AND PREPARATION OF FOOD Is there space to store and prepare food? Condition of cabinets? Countertops?	
2.13	OTHER	
2.14	OTHER	
2.15	OTHER	

3. BATHROOMSTAIRS: SMOKE DETECTOR: Y N

Item #	Description	Repairs Required
3.1	ELECTRICITY Number of outlets? Number of GFCI outlets? Number of switches? Are they operable and free from electrical hazards?	
3.2	SECURITY Are all windows and doors that are accessible from the outside lockable?	
3.3	WINDOW CONDITION Are all windows free of signs of severe deterioration or missing or broken out panes?	
3.4	DOOR CONDITION Are all doors sound and free from hazardous defects?	
3.5	TRIM CONDITION Is all trim sound and free from hazardous defects?	
3.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?	
3.7	WALL CONDITION Are the walls sound and free from hazardous defects?	
3.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?	
3.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint, or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?	
3.10	FLUSH TOILET IN ENCLOSED ROOM IN UNIT Is there a working toilet in the unit for exclusive private use of the tenant?	
3.11	FIXED WASH BASIN OR LAVATORY IN UNIT Is there a working, permanently installed wash basin with hot and cold running water in the unit?	

3. BATHROOM

Item #	Description	Repairs Required
3.12	TUB OR SHOWER IN UNIT Is there a working tub or shower with hot and cold running water in the unit?	
3.13	VENTILATION Are there operable windows or a working vent system?	
3.14	OTHER	
3.15	OTHER	

4. OTHER ROOMSSTAIRS:

Room Name: _____ Room Number: _____

SMOKE DETECTOR: Y N

Item #	Description	Repairs Required
4.1	ELECTRICITY Number of outlets? Number of switches? Are they operable and free from electrical hazards?	
4.2	SECURITY Are all windows and doors that are accessible from the outside lockable?	
4.3	WINDOW CONDITION If bedroom, is there at least one window? Are all windows free of signs of severe deterioration or missing or broken out panes?	
4.4	DOOR CONDITION Are all doors sound and free from hazardous defects?	
4.5	TRIM CONDITION Is all trim sound and free from hazardous defects?	
4.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?	
4.7	WALL CONDITION Are the walls sound and free from hazardous defects?	
4.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?	
4.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?	
4.10	OTHER	
4.11	OTHER	

5. GENERAL SYSTEMS

Item #	Description	Repairs Required
5.1	ADEQUACY OF HEATING EQUIPMENT a. Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living? b. Is the heating equipment oversized by more than 15%? c. Are pipes and ducts located in unconditioned space insulated? d. Type and condition of ducts? Condition of filters, vents, registers?	Type _____ Make _____ Model _____ Year _____
5.2	SAFETY OF HEATING EQUIPMENT Is the unit free from unvented fuel burning space heaters, or any other types of unsafe heating conditions?	
5.3	VENTILATION AND ADEQUACY OF COOLING Does this unit have adequate ventilation and cooling by means of operable windows or a working cooling system?	Central AC: Make _____ Model _____ Year _____
5.4	HOT WATER HEATER Is hot water heater located, equipped, and installed in a safe manner?	E <input type="checkbox"/> G <input type="checkbox"/> Make _____ Model _____ Year _____
5.6	PLUMBING Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	Plumbing Material: _____
5.7	SEWER CONNECTION Is it free from sewer back up?	Sewer Line Material: _____
5.8	ELECTRICAL	Fuse <input type="checkbox"/> Breaker <input type="checkbox"/> Size of Electrical Box: _____ Date of last inspection: _____
5.9	INSULATION	Attic: Type _____ Depth _____ Walls: Type _____ Floors: Type _____
5.10	CARBON MONOXIDE SMOKE DETECTORS	CO Detector: Y <input type="checkbox"/> N <input type="checkbox"/> Smoke Detectors: Hard-Wired <input type="checkbox"/> Battery <input type="checkbox"/> Smoke Detector Test: Pass <input type="checkbox"/> Fail <input type="checkbox"/>

5.11	OTHER	
5.12	OTHER	

6. BUILDING EXTERIOR

Item #	Description	Repairs Required
6.1	CONDITION OF FOUNDATION Is the foundation sound and free from hazards?	Foundation Materials: _____
6.2	CONDITION OF STRUCTURE Is the structure built with adequate building members? Attic? Basement? Are the sill plates sound?	
6.3	CONDITION OF ROOF Is the roof free from leaks and structural damage? Are the shingles more than 20 years old?	
6.4	CONDITION OF FACIA, SOFFITS, EAVES Are the fascia, soffits, and eaves sound and free from hazards?	
6.5	CONDITION OF GUTTERS Do the gutters need to be cleaned? Are the gutters and downspouts sound and free from hazards?	
6.6	CONDITION OF SIDING Are exterior surfaces sound and free from hazards?	
6.7	CONDITION OF WINDOWS AND STORM WINDOWS Are all windows and storm windows free of signs of severe deterioration or missing or broken out panes?	Storm Windows: Y <input type="checkbox"/> N <input type="checkbox"/> Window Materials: _____
6.8	CONDITION OF CHIMNEYS Is the chimney sound and free from hazards?	
6.9	LEAD PAINT: EXTERIOR SURFACES Are all exterior surfaces which are accessible to children under seven years of age <i>free</i> of cracking, scaling, peeling, chipping, and loose paint, or <i>adequately treated or covered</i> to prevent exposure of such children to lead based paint hazards?	
6.10	WEATHERSTRIPPING Is there weatherstripping where needed? Is it sound and free from hazards?	
6.11	OTHER	

7. PORCHES

Front

Item #	Description	Repairs Required
7.1	CONDITION OF CEILING Is the porch ceiling sound and free from hazards?	
7.2	CONDITION OF FLOOR Is the porch floor sound and free from hazards?	
7.3	CONDITION OF SUPPORT STRUCTURE Is the porch support structure sound and free from hazards?	
7.4	CONDITION OF PORCH STEPS Are the porch steps sound and free from hazards?	
7.5	CONDITION OF RAILINGS AND COLUMNS Are the porch railings and columns sound and free from hazards?	
7.6	OTHER	

Back

Item #	Description	Repairs Required
7.1	CONDITION OF CEILING Is the porch ceiling sound and free from hazards?	
7.2	CONDITION OF FLOOR Is the porch floor sound and free from hazards?	
7.3	CONDITION OF SUPPORT STRUCTURE Is the porch support structure sound and free from hazards?	
7.4	CONDITION OF PORCH STEPS Are the porch steps sound and free from hazards?	
7.5	CONDITION OF RAILINGS AND COLUMNS Are the porch railings and columns sound and free from hazards?	
7.6	OTHER	

8. GENERAL HEALTH AND SAFETY

Item #	Description	Repairs Required
8.1	EXITS Are there two acceptable fire exits from this building that are not blocked?	
8.2	EVIDENCE OF INFESTATION Is the home free from rats or severe infestation by mice, vermin, and termites?	
8.3	GARBAGE AND DEBRIS Is the unit free from heavy accumulation of garbage or debris inside and outside?	
8.4	INTERIOR STAIRS Are interior stairs free from hazards to the occupant because of loose, broken or missing steps on stairways, absent or insecure railings; inadequate lighting, or other hazards?	
8.5	OTHER INTERIOR HAZARDS Is the interior of the unit free from any other hazards not specifically identified previously?	
8.6	INTERIOR AIR QUALITY Is the unit free from abnormally high levels of air pollution from asbestos, lead paint, mold, vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	
8.7	OTHER	
8.8	OTHER	
8.9	OTHER	

9. SITE CONDITIONS

Item #	Description	Repairs Required
9.1	WALKWAYS Are all walkways sound and free from hazards?	
9.2	DRIVEWAY Is the driveway sound and free from hazards?	Driveway: Y <input type="checkbox"/> N <input type="checkbox"/>
9.3	FENCES Are all fences sound and free from hazards?	
9.4	TREES/SHRUBS/OTHER PLANTINGS Are there any trees that need to be trimmed or removed? Are there any shrubs or other plantings that need to be trimmed or removed?	
9.5	GARAGE Is the garage sound and free from hazards?	Garage: Y <input type="checkbox"/> N <input type="checkbox"/>
9.6	OTHER OUTBUILDINGS Are all other outbuildings sound and free from hazards?	Outbuildings: _____
9.7	OTHER	
9.8	OTHER	