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

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

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**Exterior Surfaces**

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

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

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

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

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

g No vines on surface of structure

g Exterior paint or stain: no flaking or blisters

g No stains on exterior surfaces

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**Windows, Doors and Wood Trim**

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

g Joints around frames are caulked

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

g Muntin and mullion glazing compound in good condition

g Storm windows or thermal glass used

g 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

**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
____ 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

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

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

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**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

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**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

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**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