

PRELIMINARY HOME INSPECTION

Address: _____

Date: _____

Electric:

	NA / Couldn't check	OK	Not OK
Service drop – proper height			
Service drop – not rubbing against trees			
Service drop – insulation intact all the way to the house			
Service drop – attached to house securely			
Utilities to outbuildings at proper height and of correct cable			
Masthead not bent			
Service entrance cable – clamped to house			
Service entrance cable – in good condition			
Meter base – secure			
Meter base – sealed and attached properly			
Service panel – minimum clearance observed			
Service panel – amperage			
Service panel – overloaded			
Service panel – wires crossing panel face			
Service panel – excessive trimming of cable strands			
Service panel – exposed hot conductors			
Service panel – ground wires present			

Siding, doors, windows:

Siding – major cracks			
Siding – broken and missing sections			
Siding – split ends and empty knotholes			
Siding – heavy weathered areas			
Siding – black fungi, mildew, algae			
Siding – rust streaks from nails or screws			
Siding – overall waving in and out			
Siding – missing caulk at open butt joints			
Exterior doors – open, close, and lock properly			
Exterior doors – gap between door and seat when door is shut			
Interior doors – damaged			
Interior doors – open, close, and lock properly			

	NA / Couldn't check	OK	Not OK
Windows – broken, cracked, or missing glass			
Windows – water damage at sills, rotted sills			
Windows – caulking pulling away from window trim			
Windows – jammed or painted shut			
Windows – missing, broken, or ripped storm windows and screens			

Roofs, gutters, and grading:

Roof – obvious holes			
Roof – missing, broken, or torn shingles or tiles			
Roof – sagging ridge			
Roof – wavy roof surface			
Roof – rotted or damaged soffit, rake, or fascia boards			
Gutters & downspouts – falling off building			
Gutters & downspouts – broken seams			
Gutters – sloped in wrong direction			
Gutters – sagging gutter			
Gutters – weeds growing in gutters			

Foundation, structural support, and deck:

Foundation – bowed or leaning			
Foundation – excessive water around perimeter			
Foundation – gaps and major cracks			
Foundation – crumbling or missing mortar joints			
Foundation – disintegrating brick			
Piers – rotted at ground level			
Piers – major cracks			
Deck – built immediately below electrical wires			
Deck – warped or fractured wood support posts			
Deck – deteriorated masonry posts			
Deck – support posts sinking into the ground			
Deck – securely attached to house or independently supported			
Deck – railings and steps secure and sound			

Garage, driveway, and walkway:

Garage – grading slope away from garage			
Garage – drain box not clogged			
Garage – guttering functioning and diverting water away from garage			

	NA / Couldn't check	OK	Not OK
Garage roof – obvious holes			
Garage roof – missing, broken, or torn shingles/tiles			
Garage roof – sagging ridge			
Garage roof – wavy roof surface			
Garage roof – rotted or damaged soffit, rake, and fascia boards			
Garage roof – damaged or inadequate guttering and downspouts			
Garage roof – joint between garage roof and house roof or wall sound			
Garage, structural and floor – cracked or disintegrating floor			
Garage, structural and floor – cracked, broken, or rotting support beams			
Garage, structural and floor – bowed walls			
Garage, structural and floor – major cracks in floor			
Garage door – opens and closes properly			
Garage door – seals in good condition			
Garage door – safety features functional			
Garage, electrical – lights working			
Garage, electrical – receptacles grounded and wired correctly			
Driveway and walkway – major cracks and deterioration of surface			
Driveway and walkway – major potholes			
Driveway and walkway – raised sections			

Basement and crawl space:

Basement – signs of moisture damage			
Basement – cracks on walls			
Basement – cracks in the floor			
Basement – floor drains functional			
Crawl space – adequate ventilation			
Crawl space – insulation present and in good condition			
Crawl space – no rotted, cracked, or broken joists			
Crawl space – water lines and drain lines installed correctly			
Crawl space – no leaks in water or drain lines			

Heating and cooling systems:

Water heater – no leaks at water line connections			
Water heater – insulation jacket			
Water heater – in pan			
Gas heater – no gas leaks			
Gas heater – flue pipe tight and in good condition			
Gas heater – draft hood installed			
Gas heater – approved piping			

	NA / Couldn't check	OK	Not OK
Gas heater – valve and dirt leg installed			
Electric heater – grounded			
Electric heater – correct gauge wiring			

Kitchen, bathroom, and other rooms:

Kitchen faucet and sink – not corroded			
Kitchen faucet and sink – no leaks			
Kitchen faucet and sink – sprayer works			
Kitchen faucet and sink – not leaking under sink			
Kitchen faucet – good flow of water from spout			
Kitchen cabinets – in good condition			
Garbage disposal – working properly			
Bathroom – no moisture damage			
Bathroom – exhaust fan works properly			
Bathroom – fan discharge exits house			
Bathroom – tiles secure to walls			
Bathroom – mildew-stained, or cracked grout			
Bathroom – floor deflects around tub indicating rot			
Bathroom – shower head supported			
Bathroom – no cracks in toilet tank, bowl, seat, or lid			
Bathroom – no leaks in water lines, cutoff valve, or tank hold-down bolts			
Bathroom – toilet running properly			
Bathroom – toilet secure to floor			
Bathroom – floor not rotted			
Bathroom – wall-hung sink secure			
Bathroom – drains not leaking			
Bedroom – doors open and latch properly			
Bedroom – no hole in wall behind door			
Bedroom – floors, walls, ceiling in good condition			
Bedroom – windows open, close, and latch			
Bedroom – window can be emergency exit			

Notes: _____

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We recommend that you hire a professional home inspector. July 2009.