



HOME INSPECTION CHECKLIST

CREATED BY UNITED FIELD SERVICES, INC.

Description:

Providing property inspection services requires not only great knowledge of construction, but also excellent attention to detail in order to deliver a high quality service in accordance with all standards. Becoming a United Field Services vendor means you have all the necessary qualifications and set of skills required for inspection services. However, to help property inspectors adapt faster to the job, we have created a quick and easy checklist to guide you throughout the inspection. Follow this checklist to help you track your progress and make sure every part of the property is checked properly.

Grounds

- Proper grading drainage away from house
- No evidence of standing water
- No leaks from septic tank or leach 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 rotted wood or termite damage
- Railings on stairs and decks are adequate and secure
- Driveways, sidewalks, patios, entrance landings in good condition, directed 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 door frames appear square (especially bowed windows)
- Visible foundation in good condition - appears straight, plumb, with no significant cracks

Exterior Surfaces

- Proper 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

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
- The 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



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, the flue has been cleaned, flue is lined

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

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°F

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

Notes

About Us

United Field Services Inc. offers nationwide property maintenance and preservation services on residential properties, guaranteeing high-quality services in accordance with FHA, VA, HUD, Fannie Mae, and Freddie Mac. Working with banks and financial corporations, private investors, real estate brokers, mortgage banks, property managers, servicers, and private money lenders, we provide our vendors with opportunities to grow professionally and elevate their skills in the industry. We offer free resources and materials to our vendors and provide them with opportunities to elevate their services and find more projects tailored for their skills.