



HOME INSPECTION CHECKLIST

The following are some typical problems or occurrences to look for in the major components and systems of the home.

ROOF

- Is the ridge (peak) showing a sag, or is it straight and level?
- Is the roof sagging between the rafters or trusses?
- Are there any signs of deterioration of asphalt shingles, such as curling, wasping, broken edges, rounded corners or key holes (slits) becoming wider than normal?
- Any loose flashing's, at the chimney, roof-to-wall connection or elsewhere?
- Does the wooden roof deck appear rotten or delaminate under the last row of shingles?
- Are there any roof vents visible?

CHIMNEYS

- Is the masonry cap cracked or broken?
- Are any bricks flaking or missing? Mortar missing?
- Is the chimney leaning?

SOFFIT'S AND FASCIA

- Note whether the soffit and fascia are wood, aluminum or plastic
- Any loose or missing sections?
- If wood, are there any paint problems? Any visible rot?

GUTTERS AND DOWNSPOUT'S

- Ensure gutters slope down toward downspout's
- Any rust or peeling paint?
- Apparent leaks or loose/sagging sections?
- Are the downspout's extended away from the foundations?

WALL COVERINGS

- Look for missing mortar
- Are the bricks flaking or cracking?
- Look for loose, missing or rotten siding, deteriorated paint.
- Does the siding appear new? Does it hide the foundation wall?
- Exterior walls bowed, bulged or leaning?

WINDOWS AND DOORS

- Look for problems with paint or caulking, and rotted wood components.
- Are the windows new or older? Are they the original windows? How old are they?

PORCHES AND DECKS

- Cracking or flaking masonry?
- Check for paint problems, rotted wood, and wood-earth contact.
- Note any settlement or separation from the house.
- Inspect the underside, if accessible.

FOUNDATIONS

- Check for cracks, flaking or damaged masonry.
- Note any water markings and efflorescence (whitish, chalky substance)
- Any bowing, bulging or other irregularities?
- Soft mortar?

LOT AREA

- Does the grade slope away from the house?

- Any settled/low areas next to the foundation, or cracked walks/driveway?
- Is the property lower than the street or neighboring properties?

BASEMENT

- Note any evidence of water penetration (stains, mildew/odors, efflorescence, loose tiles etc.)

FLOORS

- Check for deteriorated coverings or cracked ceramics.
- Any water staining or other damage?
- Sloping or sagging?

WALLS

- Randomly sample to check that the windows and doors work.
- Are the walls straight vertically and horizontally?
- Look for cracked or loose plaster.
- Look for stains, physical damage or previous repair evidence.
- Any drywall seams or nails showing?

CEILINGS

- Check for cracks in the plaster or loose, sagging plaster.
- Look for stains, mechanical damage or evidence of previous repair.
- Seams or nails showing?

BATHROOMS AND KITCHENS

- Check that all fixtures are secure.
- Are there any cracks in the fixtures?
- Note the condition of the tiles and caulking in the tub/shower area.
- Are the faucets working? Do they leak? Sufficient water pressure?
- Look for staining and rot under the counter-tops
- Randomly sample the operation of the cabinet doors and drawers.

ELECTRICAL-MECHANICAL CONSIDERATIONS

- Type, style and age of heating & cooling systems. When were they last inspected or serviced?
- Type of water supply piping and drains - any visible rust and corrosion?
- Size and age of electrical service - are the outlets grounded? Visible wiring in good condition?

ITEM	Notes	Good	Avg.	Suspect	Poor
ROOF					
CHIMNEY					
SOFFIT/FASCIA					
GUTTERS					
CLADDING	BRICK WOOD VINYL				
WINDOWS	WOOD METAL PLASTIC				
DOORS	WOOD METAL				
DECKS					
PORCHES					
LOT AREA					
FURNACE/HEAT PUMP	AGE				
AC SYSTEM	AGE				
PLUMBING COPPER	COPPER				

GALVANIZED	GALVANIZED PEX CPVC				
WATER HEATER	SIZE AGE				
ELECTRICAL	COPPER ALU				
60 100 200	60 AMP 100 AMP 200 AMP				
	RECEPTICALS				
	LIGHT FIXTURES				
FLOORS	CARPET				
	HARDWOOD				
	VINYL				
	CERAMIC				
WALLS	DRYWALL				
	PLASTER				
	WOOD/PANELING				
CEILINGS	DRYWALL				
	PLASTER				
BATHROOMS	FIXTURES				
	TUB AREA				
KITCHEN	FIXTURES				
	APPLIANCES				
	CABINETS				
	COUNTERS				
FIREPLACES					
SKYLIGHTS					
FOUNDATIONS					
BASEMENT	FINISHED				
	DAMPNESS				
ATTIC					

This form is provided by UltraSound Home Inspections as a guideline only, to provide an overview/example of the structural and mechanical components involved in the inspection of a home, and is not intended to constitute a detailed, systematic thorough inspection or report on the condition of a home.