

HOA Home Inspection Checklist

	A	B
1	Inspection Item	Comment/Action Required
2	Have the inspector obtain any HOA home inspection report and also get the HOA covenants used by the HOA to inspect a home and include a review in your report	
3		
4		
5		
6	Grounds	
7	___ Proper grading drainage away from house	
8	___ No evidence of standing water	
9	___ No leaks from septic tank or leech field	
10	___ Yard, landscaping, trees and walkways in good condition	
11	___ No branches or bushes touching house or overhanging the roof	
12	___ Exterior structures (fences, sheds, decks, retaining walls, detached garages) in	
13	good condition, no evidence of termite damage or rotted wood	
14	___ Railings on stairs and decks are adequate and secure	
15	___ Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure	
16	___ Downspout drainage directed away from structure	
17		
18	Structure	
19	___ Ridge and fascia board lines appear straight and level	
20	___ Sides of house appear straight, not bowed or sagging	
21	___ Window and doorframes appear square (especially bowed windows)	
22	___ Visible foundation in good condition - appears straight, plumb, with no significant cracks	
23		
24	Exterior Surfaces	
25	___ Adequate clearance between ground and wood siding materials (6" minimum); no	
26	wood-to-earth contact	
27	___ Siding: no cracking, curling, loose, rot or decay	

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28	___ Masonry veneers: no cracks in joints, no broken, spalling or flaking components	
29	___ Stucco: no large cracks (discuss all stucco cracks with a professional inspector)	
30	___ Vinyl or aluminum siding: no dents, damage, no bowing or loose siding	
31	___ No vines on surface of structure	
32	___ Exterior paint or stain: no flaking or blisters	
33	___ No stains on exterior surfaces	
34	Windows, Doors and Wood Trim	
35	___ Wood frames and trim pieces are secure, no cracks, rot or decay	
36	___ Joints around frames are caulked	
37	___ No broken glass (window or storm panes) or damaged screens, no broken doublepaned, insulated window seals.	
38	___ Muntin and mullion glazing compound in good condition	
39	___ Storm windows or thermal glass used	
40	___ Drip caps installed over windows	
41		
42	Roof	
43	___ Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing	
44	___ Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing	
45	shingles, no curling	
46	___ Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings	
47	___ Flashing around roof penetrations	
48	___ No evidence of excess roofing cement/tar/caulk	
49	___ Soffits and fascia: no decay, no stains	
50	___ Exterior venting for eave areas: vents are clean and not painted over	

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51	___ 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	
52	___ Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition	
53		
54	Attic	
55	___ No stains on underside of roofing, especially around roof penetrations	
56	___ No evidence of decay or damage to structure	
57	___ Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)	
58	___ Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational	
59	___ No plumbing, exhaust or appliance vents terminating in attic	
60	___ No open electrical splices	
61		
62	Interior Rooms	
63	___ Floors, walls and ceilings appear straight and plumb and level	
64	___ No stains on floors, walls or ceilings	
65	___ Flooring materials in good condition	
66	___ No significant cracks in walls or ceilings	
67	___ 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"	
68	installed	
69	___ Interior doors operate easily and latch properly, no damage or decay, no broken hardware	
70	___ Paint, wall covering, and paneling in good condition	
71	___ Wood trim installed well and in good condition	
72	___ Lights and switches operate properly	
73	___ Adequate number of three pronged electrical outlets in each room	
74	___ Electrical outlets test properly (spot check)	

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75	___ Heating/cooling source in each habitable room	
76	___ Evidence of adequate insulation in walls	
77	___ 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	
78		
79	Kitchen	
80	___ Working exhaust fan that is vented to the exterior of the building	
81	___ Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 foot of sink(s)	
82	___ Dishwasher: drains properly, no leaks, baskets, door spring operates properly	
83	___ No leaks in pipes under sinks	
84	___ Floor in cabinet under sink solid, no stains or decay	
85	___ Water flow in sink adequate	
86	___ No excessive rust or deterioration on garbage disposal or waste pipes	
87	___ Built-in appliances operate properly	
88	___ Cabinets in good condition: doors and drawers operate properly	
89		
90	Bathrooms	
91	___ Working exhaust fan that doesn't terminate in the attic space	
92	___ Adequate flow and pressure at all fixtures	
93	___ Sink, tub and shower drain properly	
94	___ Plumbing and cabinet floor under sink in good condition	
95	___ If sink is metal, it shows no signs of rust, overflow drain doesn't leak	
96	___ Toilet operates properly	
97	___ Toilet stable, no rocking, no stains around base	
98	___ Caulking in good condition inside and outside of the tub and shower area	
99	___ Tub or shower tiles secure, wall surface solid	
100	___ No stains or evidence of past leaking around base of bath or shower	
101	Miscellaneous	

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102	<input type="checkbox"/> Smoke and carbon monoxide detectors where required by local ordinances	
103	<input type="checkbox"/> Stairway treads and risers solid	
104	<input type="checkbox"/> Stair handrails where needed and in good condition	
105	<input type="checkbox"/> Automatic garage door opener operates properly, stops properly for obstacles	
106	Basement or Mechanical Room	
107	<input type="checkbox"/> No evidence of moisture	
108	<input type="checkbox"/> Exposed foundation; no stains no major cracks, no flaking, no efflorescence	
109	<input type="checkbox"/> Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts	
110	<input type="checkbox"/> Insulation at rim/band joists	
111		
112	Crawl Space	
113	<input type="checkbox"/> Adequately vented to exterior	
114	<input type="checkbox"/> Insulation on exposed water supply, waste and vent pipes	
115	<input type="checkbox"/> Insulation between crawl space and heated areas, installed with vapor barrier towards heated area	
116	<input type="checkbox"/> No evidence of insect damage	
117	<input type="checkbox"/> No evidence of moisture damage	
118		
119	Plumbing	
120	<input type="checkbox"/> 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	
121	<input type="checkbox"/> Water heater: no signs of rust, vented properly, sized to produce adequate	
122	quantities of hot water for the number of bedrooms in the house.	
123	<input type="checkbox"/> Water pump: does not short cycle	
124	<input type="checkbox"/> Galvanized pipes do not restrict water flow	
125	<input type="checkbox"/> Well water test is acceptable	
126	<input type="checkbox"/> Hot water temperature between 118 - 125 degrees Fahrenheit	

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127		
128	Electrical	
129	___ Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected	
130	___ Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating	
131	___ No aluminum cable for branch circuits	
132		
133	Heating/Cooling System	
134	___ Appears to operate well throughout (good air flow on forced hot air systems)	
135	___ Flues: no open seams, slopes up to chimney connection	
136	___ No rust around cooling unit	
137	___ No combustion gas odor	
138	___ Air filter(s) clean	
139	___ Ductwork in good condition	
140	___ No asbestos on heating pipes, water pipes or air ducts	
141	___ Separate flues for gas/oil/propane and wood/coal	
142		
143	___ Radon	
144	___ Appliances	
145	___ Smoke Detectors	
146	___ Termites	
147	___ Mold	
148	___ Asbestos	
149	___ Water Main from Home to Street	
150		
151	Was the house modified with the addition of a new room/section, did this involve any electrical or plumbing, any work permits issued, how was it approved	
152	Any pending insurance claims?	
153	History of flooding in area?	
154	Who is responsible for trees and shrubbery: trimming, replacement	