

HOA Home Inspection Checklist

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

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29	___ Exterior paint or stain: no flaking or blisters	
30	___ No stains on exterior surfaces	
31	Windows, Doors and Wood Trim	
32	___ Wood frames and trim pieces are secure, no cracks, rot or decay	
33	___ Joints around frames are caulked	
34	___ No broken glass (window or storm panes) or damaged screens, no broken doublepaned, insulated window seals.	
35	___ Muntin and mullion glazing compound in good condition	
36	___ Storm windows or thermal glass used	
37	___ Drip caps installed over windows	
38		
39	Roof	
40	___ Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing	
41	___ Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing	
42	shingles, no curling	
43	___ Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings	
44	___ Flashing around roof penetrations	
45	___ No evidence of excess roofing cement/tar/caulk	
46	___ Soffits and fascia: no decay, no stains	
47	___ Exterior venting for eave areas: vents are clean and not painted over	
48	___ 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	
49	___ Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition	
50		
51	Attic	
52	___ No stains on underside of roofing, especially around roof penetrations	

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53	<input type="checkbox"/> No evidence of decay or damage to structure	
54	<input type="checkbox"/> Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)	
55	<input type="checkbox"/> Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational	
56	<input type="checkbox"/> No plumbing, exhaust or appliance vents terminating in attic	
57	<input type="checkbox"/> No open electrical splices	
58		
59	Interior Rooms	
60	<input type="checkbox"/> Floors, walls and ceilings appear straight and plumb and level	
61	<input type="checkbox"/> No stains on floors, walls or ceilings	
62	<input type="checkbox"/> Flooring materials in good condition	
63	<input type="checkbox"/> No significant cracks in walls or ceilings	
64	<input type="checkbox"/> 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"	
65	installed	
66	<input type="checkbox"/> Interior doors operate easily and latch properly, no damage or decay, no broken hardware	
67	<input type="checkbox"/> Paint, wall covering, and paneling in good condition	
68	<input type="checkbox"/> Wood trim installed well and in good condition	
69	<input type="checkbox"/> Lights and switches operate properly	
70	<input type="checkbox"/> Adequate number of three pronged electrical outlets in each room	
71	<input type="checkbox"/> Electrical outlets test properly (spot check)	
72	<input type="checkbox"/> Heating/cooling source in each habitable room	
73	<input type="checkbox"/> Evidence of adequate insulation in walls	
74	<input type="checkbox"/> 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	
75		
76	Kitchen	
77	<input type="checkbox"/> Working exhaust fan that is vented to the exterior of the building	

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78	<input type="checkbox"/> Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 foot of sink(s)	
79	<input type="checkbox"/> Dishwasher: drains properly, no leaks, baskets, door spring operates properly	
80	<input type="checkbox"/> No leaks in pipes under sinks	
81	<input type="checkbox"/> Floor in cabinet under sink solid, no stains or decay	
82	<input type="checkbox"/> Water flow in sink adequate	
83	<input type="checkbox"/> No excessive rust or deterioration on garbage disposal or waste pipes	
84	<input type="checkbox"/> Built-in appliances operate properly	
85	<input type="checkbox"/> Cabinets in good condition: doors and drawers operate properly	
86		
87	Bathrooms	
88	<input type="checkbox"/> Working exhaust fan that doesn't terminate in the attic space	
89	<input type="checkbox"/> Adequate flow and pressure at all fixtures	
90	<input type="checkbox"/> Sink, tub and shower drain properly	
91	<input type="checkbox"/> Plumbing and cabinet floor under sink in good condition	
92	<input type="checkbox"/> If sink is metal, it shows no signs of rust, overflow drain doesn't leak	
93	<input type="checkbox"/> Toilet operates properly	
94	<input type="checkbox"/> Toilet stable, no rocking, no stains around base	
95	<input type="checkbox"/> Caulking in good condition inside and outside of the tub and shower area	
96	<input type="checkbox"/> Tub or shower tiles secure, wall surface solid	
97	<input type="checkbox"/> No stains or evidence of past leaking around base of bath or shower	
98	Miscellaneous	
99	<input type="checkbox"/> Smoke and carbon monoxide detectors where required by local ordinances	
100	<input type="checkbox"/> Stairway treads and risers solid	
101	<input type="checkbox"/> Stair handrails where needed and in good condition	
102	<input type="checkbox"/> Automatic garage door opener operates properly, stops properly for obstacles	
103	Basement or Mechanical Room	
104	<input type="checkbox"/> No evidence of moisture	

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105	<input type="checkbox"/> Exposed foundation; no stains no major cracks, no flaking, no efflorescence	
106	<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	
107	<input type="checkbox"/> Insulation at rim/band joists	
108		
109	Crawl Space	
110	<input type="checkbox"/> Adequately vented to exterior	
111	<input type="checkbox"/> Insulation on exposed water supply, waste and vent pipes	
112	<input type="checkbox"/> Insulation between crawl space and heated areas, installed with vapor barrier towards heated area	
113	<input type="checkbox"/> No evidence of insect damage	
114	<input type="checkbox"/> No evidence of moisture damage	
115		
116	Plumbing	
117	<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	
118	<input type="checkbox"/> Water heater: no signs of rust, vented properly, sized to produce adequate	
119	quantities of hot water for the number of bedrooms in the house.	
120	<input type="checkbox"/> Water pump: does not short cycle	
121	<input type="checkbox"/> Galvanized pipes do not restrict water flow	
122	<input type="checkbox"/> Well water test is acceptable	
123	<input type="checkbox"/> Hot water temperature between 118 - 125 degrees Fahrenheit	
124		
125	Electrical	
126	<input type="checkbox"/> Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected	
127	<input type="checkbox"/> Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating	
128	<input type="checkbox"/> No aluminum cable for branch circuits	
129		

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130	Heating/Cooling System	
131	___ Appears to operate well throughout (good air flow on forced hot air systems)	
132	___ Flues: no open seams, slopes up to chimney connection	
133	___ No rust around cooling unit	
134	___ No combustion gas odor	
135	___ Air filter(s) clean	
136	___ Ductwork in good condition	
137	___ No asbestos on heating pipes, water pipes or air ducts	
138	___ Separate flues for gas/oil/propane and wood/coal	
139		
140	___ Radon	
141	___ Appliances	
142	___ Smoke Detectors	
143	___ Termites	
144	___ Mold	
145	___ Asbestos	
146	___ Water Main from Home to Street	
147		
148	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	
149	Any pending insurance claims?	
150	History of flooding in area?	
151	Who is responsible for trees and shrubbery: trimming, replacement	