

HOME INSPECTION Date _____ How long people in house? _____
Property _____ Surveyed Y N
Acreage _____ Age _____ Sq.ft. _____
Maintenance Poor Aver Good **Construction** P A G
Roof poor aver gd water damage
Walls poor aver gd water damage
Foundation poor aver gd water damage
Air quality – Inside: P A G **outside:** P A G
Location Orientation N S E W close neighbors
Road: Blacktop Gravel Traffic: heavy light truck
 valley flood plain slope hill near row crops
 Gravel pits Electric lines Cell towers Gas lines
SEPTIC: Leachfield Tank Age _____ know loca-
tion Y N Last clean date _____ Last service _____
WATER: Well: tested Y N Contaminants: _____
Depth: _____ Galons/min _____ spring pond river
VEGETATION Open % _____ pasture quality forage P A G

TOXICS – unavoidable, permanent, not fixable
MOLD & WATER: Exterior Foundation Land wet
 Drainage toward house: land hill Trees & vegetation close
MOLD & WATER: Interior Stains: water mold slab
basement full crawl walls ceiling windows attic
FRAGRANCE House washer dryer closets
 air freshners personal care prod laundry soap
 dryer sheet odorous clothes
 Oil spills or contamination Sewage sludge
PESTICIDES Inside Outside Farm Neighbors
WOOD SMOKE neighbors Smoke (cigarettes, cigar, candles)
 Garbage burning

TOXICS – fixable with renovation – at what cost?
 Carpets Vinyl: floor siding windows
 broken thermapanes
Open combustion: Gas Oil (heat, stove, hot water) Wood
Manufactured wood prod plywood particle board stranboard
Paint & Finishes: Wall fresh Floor fresh Outside
fresh **Lead paint** **Radon**
Insulation: fiberglass foam urethane
Roof: metal asphalt wood shake
Cleaning agents: bleach Disinfectant
Ventilation system yes no
Gas lines or tanks can be shut off, sealed, taken out Y N
NATURAL GAS TANKS: # _____ size _____ own rent

TAXES: \$ _____ \$_____/1000 when last reassessed?
House insurance cost: \$ _____
Heating cost wood oil gas Elec

BUILDING CHECKLIST LONG

Building Design Cape 2 story premanufactured
 other Age _____
Room layout gd bad traffic flow gd bad wasted space

Stairs, decks, etc.

STAIRS Pressure treated plastic composite red wood
 fir metal concrete on piers other P A G
DECK rotted sloped to house railing supports
Outside lights Y N motion detector manual # _____
outlets # _____ Outdoor faucets

Windows Light in house poor aver gd

Windows open & close latches work
Glass single pane thermopane Low E special glass
Window material: wood metal plastic / plastic clad
Windows casement double hung muttons inside grills
 mold/water damage Cracked glass Broken thermopanes
Paint P A G Glazing: pulled away from glass cracked
 vinyl split at corner of vinyl clad window jammed or painted shut
Storms metal wood plastic missing broken ripped
Screens metal fiberglass/plastic

Doors no open / close lock properly warped water
damage gap between door & seal weatherstripping Y N
 trim rot Y N
Front windows air tight storm screen wood metal
 plastic hollow core fiberglass exterior warped
Back windows air tight storm screen wood metal
 plastic hollow core fiberglass (faded, splintered) warped
Attic access stairs-std pulldown poor gd

Driveway gravel concrete bricks asphalt dirt
size _____ age _____ cracks deterioration of surface
 potholes low areas (hold water) raised sections

Garage size: x _____ gable gambrel Heated Y N
 Attached: firewall fire resistant door common wall
under house 2nd floor ceiling height med high
Floor concrete dirt gravel cracked disintegration
Contamination oil gas brake fluid odors other
Drainage gutters apron slope water flows in Y N
 trap in drain mold dampness Water damage Y N
 floor ceiling window frames wall bottoms stored items
Construction support beams cracked broken rot underbuilt
Roof joint between garage & house holes shingles missing,
torn, broken wavy sagging damaged soffit, rake or fascia
Ceiling material
Walls bowed out Insulated Y N Wallboard Y N
Ventilation windows Fans wall ceiling vent quality gd bdb
Electric reg upgraded subpanel neutrals & grounds separate
 lights outlets no open splices conduit grounded GFP
Garage door: single double size x _____
 wood metal plastic hollow core insulated exterior
 warped opener system: automatic manual P A G

FOUNDATION outside

full walk-out crawl space slab piers
Depth of foundation **footing** size _____
Material stone block Stone rubble concrete cement
block brick
Drainage: Poor drainage Y N **Slope** good bad
Condition: disintegrated Y N rotted cracks 1/4"
 larger than 1/4" bowed leaning Ventilation Y N
 windows above ground sunken # _____ where _____

BASEMENT inside

finished Y N Access daylight bulkhead
Floor dirt stone concrete bedrock vinyl tile
Floor condition dry damp wet standing water
 running water cracked disintegrating uneven
Signs of mold dampness water damage stains
 odors (musty, moldy, gas, combustion fumes, chemicals, fragrance)
Walls bare paint covered sealed Cond. P A G
 dry damp wet mold water damage stains odors
Ceiling: covered insulated right wrong
Floor joists: log I-beam 2x 'stock sistered replaced
 solid punky damp insect damage
Supporting posts: wood lolly post post w/concrete
adequate original added on ground on footing
Sills: can't see rotted wet termites fairly airtight
 cracks or open areas to outside?
Chimney: how many flues _____ # appliances in flue 1 2
Material brick stone cement block liner Y N
Condition P A G cracks odors creosote leaking
Chimney interior exterior furnace woodstove
Drain Y N air backflow from drains?
Sump pump Y N open water Y N set up P G
Well pump (see water section)
Mold / mildew none med massive smells
Food source _____
Radon tested time of year _____ results _____
Is there a radon removal system Y N

Crawl Space adequate ventilation plastic vapor barrier
on ground insulation in gd cond. installed correctly rotted,
cracked or broken joists water lines installed correct; no leaks

Plumbing

Pipes to water faucets: copper galvanized (rust on inside)
 plastic CPVC, pale colored PVC white PB gray, banned)
Solder type _____ tested for lead Y N
Condition: cracked dripping leaks
WATER MAIN **Water shutoff valves at main entrance**
 Dual check valve (prevent backflow)
Drain lines glued leaking all same kind of pipe
Outside water faucet backflow preventor auto drain, no freeze
Faucets: leaks Y N water flow Condition P A G

HOT WATER TANK size _____ gal. age _____ gas (no leaks
 draft hood approv piping) electric (grounded)
Recovery time _____ drain Y N
 safety release valve (T&P valve installed correctly, no dripping)
 grounding jumper from cold water line to hot water line (above heater)
 adequate capacity heater in pan no leaks at water line con-
nections draft hood approved piping
 Water temp less than 120° Y N Insulated jacket Y N
Utilities in basement: sink washer dryer toilet

ACCESS to OUTSIDE door bulkhead trapdoor P G
stairs poor aver gd straight turns

HEATING ductwork grounded 6" clearance to flammables
 flue pipe supported flue pipe connection not pulled apart
 flue not corroded where enters masonry flue (water damage)
 chimney cleanout door closed & tight non-used flue ducts openings
into chimney sealed no cracks or holes in old masonry flue
 no mixing of gases in flue/chimney no filter clog no backdraft
Oil burner checklist oil tank stable and in good condition fuel
filter and shut off valve present and not leaking fuel fuel oil smell
 fuel oil on floor kill switch nearby grinding noise of bad
bearings draft regulator functioning if present resets stay in
maintenance tag on or near furnace Y N

Oil Furnace forced hot air hot water age _____
last service _____ brand _____
Hot water on furnace Y N Humidifier on force air system
 Y N Condition P A G Turn it on, check it out. working
vents, blows back Ducts taped at seams Y N Type of tape _____
Oil stored cellar outside aboveground outside inground tank
Spillage: around filter lines tank how much?
Natural gas leaks tank location: _____
Electric no electric wires on baseboards single or double
pole thermostat no receptacles on baseboard circuit
Woodstove away from flammables flue liner Brand _____
Condition of seals P A G own flue Y N
pipes are pipes sealed with furnace cement Y N
signs of creosote Y N odors Y N
Smoke detectors Y N CO2 Y N *Air comes up through
floors, doors, vents, pipe holes, heater pipes* Y N

Electrical System

Location of outside _____ buried lines Y N
Location of transformer _____ Is it PCB free Y N
distance from house _____
Aerial utility, (connect to house) electric, phone and cable wires, no
close to roof
Service: where on building _____
where enters building _____
 Parallel perpendicular overhead underground
To what room _____
Does service line run over head in the wall under the
floor
Meter Base: round 60 amp small square 100 amp
 large square or rectangle 200 amp
Panel box location: _____ Make _____ fuse box circuit
breaker
Is it expandable Y N Open spots on panel for more circuits
 Y N
 overloaded water damage grounding wire
Amperage service 400 amps 200 amps 150 amps
100 amps other Is more available Y N Sufficient
power for house Y N
Will more power be needed for power extra equipment? Y N
Are all rooms circuits balanced, under powered? Y N
Power outages How often? _____ How long? _____
Ppower drops at certain times of day Y N How frequently?
G.F.C.I.'s bath basement kitchen garage outside
outlets . House been tested for electromagnetics Y N
Wiring: age _____ type of wire used _____
Condition: ripped and damaged bare open splices and
covers that are not on splice boxes wires trailing off to nowhere
Is there any old wiring/ type knob & tube Y N Qty _____ where _____

GROUNDING Proper grounding system. Minimum of 2 rods, but
more in lightning prone areas. (8 rods, 8-20' apart and metal well cas-
ing) Need low ground resistance. Grounding keeps all non-current
carrying conductors at a zero volt potential (volt is force).
Grounding type: to water line to outside post to both
Ground at least 10 feet from house Y N
Ground rod connection aluminum "Acorn" connector (metal
good) at least 8' long, 5/8" dia. min. 3/4 or 1" galvanized or
copper clad rod, steel Attachments checked for tightness?
Lightening rods (see roof)

Frame

Wood 2x4 2x6 post & beam metal frame steel
frame
 stress skin concrete straw bale logs stone other
Building setting Y N structural damage Y N

Sheathing materials Ext. plywood 60s 70s
80s wafer board particle board old pine fir none

Siding materials Wood siding cedar shingle paint
 stain Brick (mortar missing or crumbling joints, disintegrating
brick, broken, missing face, mildew) stone adobe stucco
 metal cement panels vinyl (expansion gaps, buckled,
bowing, horizontal cracks, holes, mold, mildew, algae, old meter
base holes) aluminum asphalt shingles asbestos shingles

wafer board treated plywood panels masonite siding
Siding materials continued
 cracked peeling blistered swelling nail holes mold
Insect damage: termites, sawdust carpenter ants, tunnels
 wood destroying beetles, talcum powder painted sealed
age last worked on

Vapor barrier Tar paper tyvek other P A G

Insulation

WALL Thickness R- blown hung Age
Type: fiberglass urethane air crete cellulose other
CEILINGS Thickness R- blown hung Age
Type: fiberglass urethane air crete cellulose other
ROOF Thickness R- blown hung Age
Type: fiberglass urethane air crete cellulose other
Condition: inadequate replaced or removed mold
 water stain incorrectly installed insects

Roof Asphalt shingle roll cedar shingle slate metal
 ceramic tile concrete shingle fiberglass shingle rubber
membrane hot tar Age P A G
 Flat irregular wavy saggy ridge holes broken or
torn shingles

Chimney straight angle bricks cracked flashing Y N
 lined cracked mortar bad cap leaning falling down
 brick metal

Soffit boards rotted damaged

Soffit vents Y N size opened Y N covered Y N

Ridge vents Y N end vents Y N size

Ventilation: poor aver gd

Gutters damaged inadequate material removable Y N
drain correctly Y N last cleared downspouts
 sufficient length drain away from house connection bad
 slope bad sag weeds

Eves moisture Damage: animal insect ice dam
 ice dam edging heat elements

Flashing: missing raised ripped leaks
plumbing vent pipe chimney skylights other
 Lightning rods: where located how many
distance between them how are they grounded

Attic

rotting splitting roof sheathing and or rafters sagging roof

Size ceiling height

Floor Y N material odors Y N bat dung Y N

Wall material coating

Ceiling material coating

Insulation fiberglass cellulose thickness R-

condition poor aver gd odors Y N

inadequate bare electrical splices bath vent in attic

Ventilation fans ceiling wall noisy quiet windows

MOISTURE excessive condensation ridge valley
eve

MOLD around roof edges lower walls/ceiling windows

Lighting Y N Pests Y N Rodents Y N

APPLIANCES

Washer grounded trap in washer pipe (if on concrete)

approved washer hoses standpipe of approved dia., 18"+ tall

Dryer grounded vents outside 10 gage wire vent hose
installed and in gd. cond. port functional and in gd. cond.

WATER

Water source: town city private reservoir Water rights?

well how deep how old gpm location

Seasonal fluctuation? ever go dry?

Well Casing

above ground casing (1') below ground (can flood & get con-
taminated) well cap installed and secure wires protected in
conduit casing grouted if plastic not cracked or broken

WATER PUMP When installed?

How powerful is pump?

type: submersible (inside well or spring, 7-10 gal/min) jet (in
basement or spring house, pumps less) Pump have lead Y N
give off oil Y N pressurized tank plastic line Y N
Pressure cut off switch and no-load sensing device (shows shortage
of water in well) Y N

WATER PRESSURE TANK rap on top, sounds hollow, is fine
 sweat on top, waterlogged dual valve between water pressure
tank and house water line

WATER: tested Y N by whom

First draw run several min.

Results: lead parasites giardia metals (iron, mananese,
arsenic, flouride) pesticides oil coliform

how does it effect pipes, faucets, plumbing

Problems with local water? Odors?

Taste Water softener Y N

SEPTIC

Town hookup (sewers) private septic field up to code

size of tank size of leachfield

Gray water tank septic tank

Rating no. of bedrooms date system installed

Location, to house and well?

septic plan available Y N location of pipes

Last service condition

ENTRY WAY

Floor: tile wood vinyl closet air lock entry

Door storm screen door P A G

GENERIC ROOM CHECKLIST

Contamination fragrances pesticides mothballs fleas

pests pets (urine) mold damp

Fabrics/Upholstery treated stainproof scotchguard

fireproof foam cushions

Furniture laminate covered particleboard particle board

plywood Rattan wicker leather vinyl

Closets/storage fragrances Y N #. size

Wall paint wall paper panneling

Floor wood vinyl tile **Carpets** wool cotton synthetic

Air duct vents dirty or clean

KITCHEN Size ceiling height

Pantry Y N mud room Y N utility room Y N

Kitchen separate circuit electrical outlets 20 amp #

Floor wood (pine, hardwood) solid laminate tile vinyl

P A G worn cracked paint urethane oil

odors Y N

Cabinets: number size drawers P A G

wood composite formica metal particleboard

coatings paint urethane oil

Hardware: hinges glides P A G

Countertops wood corian formica stone particleboard

counterbase (underside) plywood particleboard wood

P A G odors

Sink single double enamel on steel (chips, cracks)

stainless cast iron Hot & cold water shutoff valves under

sink drain line, leaks basket strainer (leaks under sink)

Faucets leaks, handles & spouts, under sink

water flow poor gd swivel, no grinding sound

pressure not reduced by toilet or bath sink no water hammer

Seals/caulking type signs of leaks around sink Y N

Countertop receptacles GFCI adequate receptacles

placement no overfusing at panel

Lighting: recessed cans overhead countertop

fluorescent incandescent switches work

Ventilation fans ceiling wall noisy quiet

Stove fan vents outside inside works multiple speeds

light

Appliances range gas electric (coil ceramic) age

burners work Y N microwave garbage disposal

refrigerator age freezer age

dishwasher age other

Mold floor walls ceiling under sink around dishwasher

under refrigerator window frames smells

Ozone from brush motors, refrigerator, others

Personal items: dish soaps air freshners perfumed items

moth-proof shelf paper

Cleaning items fragrance Disinfectant cleaners bleach

chlorine cleaners mothballs

BATHROOM

Size **Floor** wood tile vinyl carpet

paint wall paper panneling Odor Y Nl

Defects around tub or toilet Y N

Faucets leaks Y N Condition poor aver gd

water flow poor aver gd Sink water shutoff valves

Tub fiberglass cast iron drains easily Y N

Shower fiberglass tile shower head lo-flo normal

Walls around tub/shower tile plastic surround leaks

Condition: cracked loose moldy poor aver gd

Mold floor walls ceiling shower curtain behind toilet

under sink window frames

Ventilation fan ceiling wall noisy quiet window

Lighting outlets GFCI protected

Toilet composting regular flush: normal lo-water

Toilet brand flushes properly insulated

seat condition P G caulking good does not rock/secure

broken anchor bolts cracks, bowl, tank leaks

Condition of float does not run Shut off valve on wall Y N

floor around toilet wet rot

Sink free stand w/cabinet calking

Faucet type make

Leaks drips clean corroded drains easily

drain works no S traps

Water damage under sink, toilet or tub Y N *

Cabinet Y N medicine chest Y N mirror Y N

Closet size

Towel racks free stand **Grab bars** Y N

BEDROOM

Size ceiling height

Flooring wood **Carpets** wool cotton synthetic vinyl

tile sagging loose floor boards worn P A G

coatings paint urethane oil Odors Y N

Wall paint wall paper panneling cracks nail, holes

settling cracks bad taped joints flaking, peeling paint

Ceiling paint plaster acoustical tile (asbestos)

Door latches, close, open Trim missing, broken, loose

Heat switches Y N thermostats Y N

baseboard heaters Y N

Outlets: wired correctly and work no. wall to outlet

overhead light, switch lighting Phone jacks

Closets: size lights build-ins

Hallway: outlet and three way switched lighting

Window could be emergency exit?

Odors fragrances mold pets

LIVING ROOM

Size ceiling height

Flooring wood **Carpets** wool cotton synthetic vinyl

tile sagging loose floor boards worn P A G

coatings paint urethane oil Odors Y N

Wall paint wall paper panneling cracks nail, holes

settling cracks bad taped joints flaking, peeling paint

Ceiling paint plaster acoustical tile

Outlets: wired correctly and work no. wall to outlet

overhead light, switch lighting Phone jacks

Build-ins Y N

Fireplace: insert Y N draws Y N

Woodstove: airtight Y N catalytic converter Y N

hearth Y N Brand:

Utilities

2 line phone TV reception cable satellite

antennae Central vacuum

Washer Y N dryer Y N

Utility sink Y N

Cable Y N Internet Y N DSL Y N

Pests

Damage holes chewing feces debris, leaves, sawdust

Rodents mice rats squirrels raccoons bats birds

Insects: ants termites wasps bees

Signs of: traps mouse sound control poisons

other control

Outbuildings

BUILDING size age P A G

Site

Foundation

Floor

Roof

Interior

Exterior

Windows

Doors

BUILDING size age P A G gd

Site

Foundation

Floor

Roof

Interior

Exterior

Windows

Doors

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