

**Grounds**

- Proper rain drainage away from house
- Septic Tank pumped/serviced
- Yard, landscaping, trees and paths in good condition
- Branches & bushes away from building
- Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rot
- Railings on stairs and decks are adequate and secure
- Driveways, sidewalks, patios, stoops in good condition, and sloping away from structure
- Downspout drainage directed away from structure

**Structure**

- Ridge and fascia lines appear straight and level
- Window and door frames appear square
- Visible foundation in good condition - appears straight, plumb, with no significant cracks

**Exterior Surfaces**

- Adequate clearance between ground and wood materials (6" minimum)
- Shingles and siding: no cracking, curling or decay
- Brick veneer: no cracks in joints, no broken or flaking bricks
- Stucco: no large cracks (discuss all stucco cracks with a professional inspector)
- Vinyl or steel siding: no dents from hail damage, no bowing or loose siding
- 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, joints caulked, no cracks or decay
- No broken glass or damaged screens, no broken seals on double-pane insulated glass
- Glazing compound in good condition
- Storm windows or thermal glass used - no thermal seal failure
- Drip cap secure

**Roof**

- Composition shingles: no curling, no broken, damaged or missing shingles, no more than two layers of roofing
- Wood shingles or shakes: no mold or decay, do damage, no curling
- Flat roof: no obvious patches, no cracks or splits, minimal blisters and wrinkles, no silt deposits (which indicate improper drainage)
- Flashing around roof penetrations sealed tightly
- No evidence of excess roofing cement
- Soffits and fascia: no decay, no stains
- Exterior venting for area under roof -soffit vents/ridge vents are preferable
- 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 cap in good condition.

**Heating/Cooling System**

- Appears to operate well throughout -- good air flow
- No rust around cooling unit
- No combustion gas odor
- Air filter clean
- Duct work in good condition
- No exposed asbestos on steam or water pipes, or air ducts
- Separate flues for gas/oil/propane and wood/coal

**Plumbing**

- Visible pipes: no damage, no evidence of leaks, drain pipes slope slightly down towards outlet
- Water heater: no signs of rust, vented properly, seismically secured (attached to studs)
- Water pump: does not short cycle
- Drain clean out does not show signs of frequent use
- Well water test is acceptable

**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

**Interior Rooms**

- Floors, walls and ceilings appear straight and plumb/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
- 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 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 smoke, damper operates properly, flue has been cleaned, flue is lined

**Kitchen**

- Working exhaust fan
- GFCI protection for electrical outlets near sink
- Dishwasher: drains properly, no leaks, baskets
- No leaks in pipes under sinks
- Floor in cabinet under sink solid, no stains or decay
- Water flow in sink adequate
- No excessive rust on garbage disposal
- Built-in appliances operate properly
- Cabinets in good condition: doors and drawers operate properly

**Bathrooms**

- Working exhaust fan
- Adequate flow and pressure in 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 tub and shower area
- Tub or shower tiles secure, wall surface solid
- No stains around base of bath or shower

**Attic**

- No stains on underside of roofing, especially around roof penetrations
- No evidence of decay or damage to structure
- Adequate insulation:        inches of
- Adequate venting, clear path into attic for air entering through soffit vents
- No plumbing, exhaust or appliance vents terminating in attic
- No open electrical splices

**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 (or "band") joists (recommended in cold climates)

**Crawl Space(s)**

- Adequately vented to outside or sealed with floor concrete
- Insulation on exposed pipes and vents
- Insulation between crawl space and heated areas, installed with vapor barrier towards heated area
- No evidence of insect damage
- No evidence of moisture or high humidity

**Miscellaneous**

- Smoke detectors where required
- Stairway treads and risers solid
- Stair rails where needed, and in good condition
- Automatic garage door opener operates properly, stops properly for obstacles