APPENDIX L
Example of Property Inspection Checklist

TAR CREEK PROJECT
PROPERTY HOME INSPECTION CHECKLIST

Address _____ Date _____

Property Group Number _____

Home Interior Access (check one, see comments):
☐ Approved by Property Owner ☐ Denied by Property Owner

Property (Yard) Access (check one, see comments):
☐ Approved by Property Owner ☐ Denied by Property Owner

	OK	NA	PROBLEM/CONDITION
YARD AREA			
1. Lawn Area			
A. Location of Flower/Plant Boxes			
B. Soil (grade) next to house			
C. Shrubbery			
D. Trees			
E. Low areas near house (that could cause ponding of			
F. Other: _____			
2. Utility			
A. Water Meter			
B. Gas Meter			
C. Sewer Lines			
D. Other:_____			
3. Driveway			
A. Concrete cracked, damaged			
B. Blacktop cracked, damaged			
C. Uneven Settling			
D. Other:_____			

	OK	NA	PROBLEM/CONDITION
YARD AREA (cont.)			
4. Streetwalk & Walkways			
A. Concrete cracked, eroded			
B. Tripping hazards			
C. Tree roots cracking, lifting slab			
D. Sections missing			
E. Other _____			
5. Garage			
A. Settlement cracks in walls			
B. Concrete floor slab cracked, damaged			
C. Door jambs damaged, rotted			
D. Door hard to open, close			
E. Other: _____			
6. Swimming Pool (Above Ground)			
A. Leakage			
B. Visible damage			
C. Other: _____			
7. Swimming Pool (Below Ground)			
A. Leakage			
B. Visible damage			
C. Other _____			
8. Storm Cellar			
A. Damaged			
B. Indication of Flooding			
C. Other: _____			

	OK	NA	PROBLEM/CONDITION
YARD AREA (cont.)			
9. Electrical Service			
A. Damaged circuit breaker panel box			
B. Wiring hanging outside			
C. Damaged electric meter			
D. Other:_____			
EXTERIOR AREA			
10. 9 **Brick** 9 **Siding**			
A. Brick bulging, spalling, cracking			
B. Mortar loose, needs repointing			
C. Lintel needs repair			
D. Stucco bulging, cracking			
E. Siding dented, damaged			
F. Finish wearing off siding			
G. Siding loose, not level, missing			
H. Siding rotted, termites			
I. Composite shingles worn, broken, missing			
J. Windows damaged			
K. Other:_____			
11. Roofing			
A. Age of covering			
B. Shingles worn, damaged, patched			
C. Brick chimney broken, leaning			
D. Joint open between chimney & exterior wall			
E. Need flashing at chimney, vents, walls			

	OK	NA	PROBLEM/CONDITION
EXTERIOR AREA (cont.)			
F. Parapet wall leaning			
G. Roof sagging			
H. Metal flashing damaged, missing			
I. Other: _____			
12. Gutters & Leaders 9 **Yes** 9 **No**			
A. Copper discolored, greenish, damaged			
B. Galvanized rusted, patched			
C. Fascia board rotted, damaged, patched			
D. Drain onto foundation wall			
E. Need to divert water from wall			
F. Soffit venting 9 Yes 9 No			
G. Concrete slab cracked, deteriorated			
H. Concrete slab/splash block need			
I. Other: _____			
13. Entrance Steps			
A. Concrete cracked			
B. Brick cracked, mortar loose			
C. Structurally sound			
D. Handrail			
E. Other: _____			
14. Exterior Doors			
A. Damaged			
B. Opens/closes freely			
C. Weatherstripping			
D. Trim rotted, missing			

	OK	NA	PROBLEM/CONDITION
EXTERIOR AREA (cont.)			
E. Jambs rotted, damaged			
F. Frame separation from walls			
G. Other:_____			
INTERIOR AREA			
15. Windows			
A. Trim/sills rotted			
B. Broken glass			
C. Open freely			
E. Frame separation from walls			
F. Other: _____			
16. Kitchen			
A. Cracked walls, ceiling			
B. Loose nails, tape on drywall			
C. Soft, springy floors			
D. Wood, tiles on floor damaged			
E. Faucet leaks			
F. Doors don't close			
G. Cabinets don't close			
H. Moisture in cabinets			
I. Walls have moisture damage			
J. Other: _____			
17. Interior Rooms			
A. Cracked walls, ceiling			
B. Loose nails, tape on drywall			
C. Soft, springy floor			
D. Carpeting water damaged			
E. Water stains near windows			

	OK	NA	PROBLEM/CONDITION
INTERIOR AREA (cont.)			
F. Mold/mildew on walls			
G. Other:_____			
18. Toilet Facility			
A. Cracked tile, plaster on walls			
B. Cracked plaster on ceilings			
C. Loose tiles on walls, floors			
D. Loose nails, tape on drywall			
E. Toilet cracked			
F. Water leaks at closet flange			
G. Grout missing around tub			
H. Shower pan damaged, missing			
I. Shower door damaged, missing			
J. Need new shower door			
K. Water stains on ceiling below bathroom			
L. Hot water heater tank corroded			
M. Water stains on floor around hot water heater			
N. Moisture present around hot water heater			
O. Other:_____			
19. Interior Doors			
A. Open freely			
B. Frame separation from walls			
C. Other:_____			
20. Attic			
A. Only if visual indicator			
B. Other:_____			

	OK	NA	PROBLEM/CONDITION
INTERIOR AREA (cont.)			
21. Foundation			
A. Minor cracks			
B. Settlement cracks at corners, walls			
C. Wall bulging inward			
D. Seepage into basement/cellar			
E. Mortar deteriorating			
F. Other: _____			
22. Basement or Cellar			
A. Seepage, water stains on floor/wall			
B. Sump pump installed			
C. Water pipe leaks			
D. Sewer pipe leaks			
E. Other: _____			
FOUNDATION AREA			
23. Foundation (Slab on Grade)			
A. Settlement cracks			
B. Joint separation			
C. Spalding			
D. Other:_____			
24. Foundation (Elevated Slab w/Crawl Space)			
A. Concrete support integrity			
B. Evidence of moisture or visible moisture in crawl space			
C. Evidence of water accumulation (*e.g.*, water stains)			

	OK	NA	PROBLEM/CONDITION
FOUNDATION AREA (cont.)			
D. Sagging joist/support girders			
E. Fungus growth evident			
F. Sump pump evident			
G. Vents present			
H. Vapor barriers			
I. Pier settlement			
J. Uneven subgrade			
K. Insect damage			
L. Sill plate damaged			
M. Subfloor damaged, loose			
N. Need subfloor			
O. Other:_____			
25. Plumbing (Raised Floors Only)			
A. Pipe insulation crumbling, missing			
B. Need to insulate pipes			
C. Water pipes leaking			
D. Sewer pipes leaking			
E. Water pipe condition			
F. Other: _____			
26. Plumbing			
A. Water pipe conditions			
B. Sewage pipe conditions			
C. Pipes leaking			
D. Pipe insulation			
E. Corrosion on drain lines			
F. Other: _____			

	OK	NA	PROBLEM/CONDITION
FOUNDATION AREA (cont.)			
27. Other Area			
A. _____			
B. _____			
C. _____			
D. _____			

COMMENTS: _____

_____

_____

Topo Survey Requested ☐ Yes ☐ No

_____ _____

Inspector Signature Date