



NORTHWEST IOWA
HOME INSPECTION

Trust the best.

Please Note:

This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but NOT exhaustive. If you require a home inspection, contact Alan Ditsworth or another qualified, educated, licensed, experienced NSHI certified home inspector in your area.

Grounds

- Proper grading drainage away from house
- No evidence of standing water
- Yard, landscaping, trees and walkways in good condition
- No branches or bushes touching house or overhanging the roof
- Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rotted wood
- Railings on stairs and decks are adequate and secure
- Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure
- Downspout drainage directed away from structure

Structure

- Ridge and fascia board lines appear straight and level
- Sides of house appear straight, not bowed or sagging
- Window and doorframes appear square (especially bowed windows)

NORTHWEST IOWA HOME INSPECTION

___ Visible foundation in good condition - appears straight, plumb, with no significant cracks

Exterior Surfaces

___ Adequate clearance between ground and wood siding materials (6" minimum); no wood-to-earth contact

___ Siding: no cracking, curling, loose, rot or decay

___ Masonry veneers: no cracks in joints, no broken, spalling or flaking components

___ Stucco: no large cracks (discuss all stucco cracks with a professional inspector)

___ Vinyl or aluminum siding: no dents, damage, no bowing or loose siding

___ No vines on surface of structure

___ 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, no cracks, rot or decay

___ Joints around frames are caulked

___ No broken glass (window or storm panes) or damaged screens, no broken double-paned, insulated window seals.

___ Muntin and mullion glazing compound in good condition

___ Storm windows or thermal glass used

___ Drip caps installed over windows

NORTHWEST IOWA HOME INSPECTION

Roof

___ Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing

___ Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling

___ Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings

___ Flashing around roof penetrations

___ No evidence of excess roofing cement/tar/caulk

___ Soffits and fascia: no decay, no stains

___ Exterior venting for eave areas: vents are clean and not painted over

___ 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/cement cap in good condition

Attic

___ No stains on underside of roofing, especially around roof penetrations

___ No evidence of decay or damage to structure

___ Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)

___ Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational

___ No plumbing, exhaust or appliance vents terminating in attic

___ No open electrical splices

NORTHWEST IOWA HOME INSPECTION

Interior Rooms

- ___ Floors, walls and ceilings appear straight and plumb and 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, "weep holes" installed
- ___ 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 number of three pronged 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 back-drafting (staining on fireplace façade), damper operates properly, flue has been cleaned, flue is lined

Kitchen

- ___ Working exhaust fan that is vented to the exterior of the building
- ___ Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)
- ___ Dishwasher: drains properly, no leaks, baskets, door spring operates properly

NORTHWEST IOWA HOME INSPECTION

- ___ No leaks in pipes under sinks
 - ___ Floor in cabinet under sink solid, no stains or decay
 - ___ Water flow in sink adequate
 - ___ No excessive rust or deterioration on garbage disposal or waste pipes
 - ___ Built-in appliances operate properly
 - ___ Cabinets in good condition: doors and drawers operate properly
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Bathrooms

- ___ Working exhaust fan that doesn't terminate in the attic space
 - ___ Adequate flow and pressure at 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 and outside of the tub and shower area
 - ___ Tub or shower tiles secure, wall surface solid
 - ___ No stains or evidence of past leaking around base of bath or shower
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Miscellaneous

- ___ Smoke and carbon monoxide detectors where required by local ordinances
- ___ Stairway treads and risers solid
- ___ Stair handrails where needed and in good condition

NORTHWEST IOWA HOME INSPECTION

___ Automatic garage door opener operates properly, stops properly for obstacles

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/band joists

Crawl Space

___ Adequately vented to exterior

___ Insulation on exposed water supply, waste and vent pipes

___ Insulation between crawl space and heated areas, installed with vapor barrier towards heated area

___ No evidence of insect damage

___ No evidence of moisture damage

Plumbing

___ 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

___ Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house.

___ Galvanized pipes do not restrict water flow

NORTHWEST IOWA HOME INSPECTION

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

Heating/Cooling System

___ Appears to operate well throughout (good air flow on forced hot air systems)

___ Flues: no open seams, slopes up to chimney connection

___ No rust around cooling unit

___ No combustion gas odor

___ Air filter(s) clean

___ Ductwork in good condition

___ No asbestos on heating pipes, water pipes or air ducts

___ Separate flues for gas/oil/propane and wood/coal