

Call Rick for your entire repair needs 940-594-0205

Inspection checklist for home repair

Foundations and basements	Spring	Fall	Annual
Inspect for signs of termites and for wood decay.			X
Check grading to assure that water will drain away from house; check closeness of trees to foundation for problems from roots.			X
Check basement and crawl space for dampness and leakage following wet weather.			X
Check driveways and walks for cracks, settling and soil erosion.			X
Clean area wells, window sills and storm drains.			X
Doors and windows	Spring	Fall	Annual
Check doors, windows and trim for finish failure or rotted wood.	X		
Check for broken glass, damaged screens. Clean screens.	X		
Check glazed openings for loose putty.	X		
Check hardware and lubricate moving parts.		X	
Check weatherstripping for damage and tightness of fit. Check joints and caulk.	X		
Check caulking at doors, windows, and all openings and joints between different materials (such as brick).	X		
Exterior walls	Spring	Fall	Annual
Check masonry for cracks and loose joints.	X		
Check painted surfaces for paint failure (pre-1978 homes with cracked or peeling paint on window sills, walls or trim should be referred to Dept. of Health for list of lead inspectors).	X		
Check siding and trim for damage and decay.	X		
Check trim for tightness of fit at joints and caulk.	X	X	
Roof	Spring	Fall	Annual
Check for damaged or loose shingles, blisters, roofing sponginess, etc.	X		

Check underside of roof where accessible for water stains or dampness.	X		
Check for damage or if paint is needed on gutters, downspouts, hangers, strainers and splash blocks.	X	X	
Clean gutter strainers, gutters, downspouts, splash blocks.	X	X	
Evaluate roof for future replacement.			X
Check fascias and soffits for paint failure and decay. Assure that vents are open and properly vented.	X		
Check masonry chimneys for cracks (inside and outside) and for obstructions.		X	
Interior Surfaces	Spring	Fall	Annual
Check all painted and natural finished surfaces for dirt, finish failure, and for needed repairs (pre-1978 homes with cracked or peeling paint on window sills, walls or trim should be referred to the Dept. of Health for a list of lead inspectors).	X		
Check all joints in ceramic tile, laminated plastic and similar surfaces. Check caulking around sinks, bathtubs and showers.	X	X	
Floors	Spring	Fall	Annual
Check for wear, damage, evenness and sponginess. Check particularly where one floor material joins another (e.g., wood to carpet).			X
Evaluate for replacement or refinish.			X
Check for handrails on stairs. Make sure they are properly attached.			X
Electrical system	Spring	Fall	Annual
Check areas where wiring is exposed, and replace at first sign of damage.	X	X	
If fuses blow or breakers trip frequently, electrician should be contacted to determine cause and make necessary repairs.	X	X	
Check condition of cords and extension cords to all appliances.	X	X	
Check smoke detectors.	X	X	
Heating and cooling systems	Spring	Fall	Annual
Have entire system (including gas lines) checked by qualified service person.	X	X	
Clean, service or replace filters, humidifiers and dehumidifiers.	X	X	

Unvented gas heaters need to have proper ventilation. Have a qualified service person check.			X
Remove window air conditioners in winter.		X	
Plumbing system	Spring	Fall	Annual
Check faucets, hose bibbs, valve stools, sinks and water heater for leakage or corrosion.	X	X	
Have service person check septic system.			X
Check gas lines and make sure no material around water heater is blocking air flow.	X	X	
Check to see that water heater vent is not obstructed.			X
Insulation	Spring	Fall	Annual
Ceiling insulation should be an R-30 or approximately 10 inches deep.			X
Check attic for proper ventilation at soffits and gable to assure air flow.			X
Wall insulation should be a minimum of R-13 or 3.5 in.			X
Floor insulation should be a minimum of R-13 or 3.5 in.			