



www.ColumbiasHandyman.com

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When you buy your house with any type of financing, your mortgage lender will require a home inspection from a qualified home inspector.

While this is not meant to substitute for a home inspection, and may not cover everything that particular inspector is looking for, using the check list below is a good start to see what the inspectors look for, and will probably recommend repairing/replacing.

Note: The home inspector will probably not test for the following: Radon, asbestos, formaldehyde, lead, mold/mildew, and rodents/pests.

Columbia's Handyman can assist you with solving any of the problems you might encounter using this check list. We can also come to your home and perform our own inspection for you.

Instead of hiring an electrician, plumber, carpenter, etc., with one call, we can do it all for you!

Exterior Inspection Checklist

___ Propane/Oil Tank See if it is securely mounted, and the line isn't where people will trip on it. If it is near the driveway, it should have posts or other safety barriers.

___ Grading and Drainage Does the lot slope towards the house, potentially causing water to enter? Are there any spots where water collects and causes problems?

___ Landscaping Are trees too close to lines or roofs? Are there any dead trees that will have to be removed for safety? Earth/dirt should be at least 6-8 inches below the top of the concrete foundation.

___ **Building Exterior** Is the paint/siding/shingles/hardy-plank in good condition? Are there any missing gaps in the mortar? Are there any obvious signs of rotting trim? Are gutters clogged or coming loose?

___ **Roof** Are there more than two layers of shingles? Is there any obvious sagging in the roof? Are there any gaps around chimneys and pipes? Is the trim rotting? Are the soffits sagging? Are any of the shingles curling? Are any of the "boots" rotted/damaged around the vent stacks? Are gutters and downspouts firmly attached?

___ **Doors** Are the doors in good shape and is the entrance a fire rated door? Are they misaligned (this may indicate settling of the walls or foundation)? Do the locks work? Any wood rot/missing caulking?

___ **Windows** Are windows in good condition? Is there any broken glass? Any rot around the edges? Do they all have screens? Is there any wood rot or missing/peeling caulk?

___ **Foundation** Are there any visible cracks in the foundation (anything over 1/8" or cracks that are misaligned/ in a step/stair pattern are a potential warning sign)?

___ **Driveway** Will it need any resurfacing or repairs?

___ **Porches/Decks** Are the porch boards solid? Does it need paint or stain? Are the supports sufficient? Are the railings loose? Are there railings on any deck with at least two steps? Are there any loose or protruding nails/screws? Is there any wood rot?

___ **Pools** Does the pump/skimmer/drain work? Is there at least a four foot tall fence around the pool? Is the liner torn? Is the decking safe around the pool?

___ **Sheds** Are the shed doors working? Can you see light coming in anywhere when you are inside? Are the floors safe?

___ **Electrical** Test all outlets. Are all outlets working and anchored firmly to the house? Do they all have a rain/safety covers? Are they all CGI outlets? Is the electrical connection (the mast) attached solidly to the house? Are the wire ends bare?

___ **Outside wires** Are any wires rubbing against the house? Is there a proper drip-loop, to keep rain water from entering into the service panel? Are the lines more than 10 feet above the ground or driveway?

___ **Fences** Are the fences in good condition? Are the bases of the fence posts rotting? Are the posts sturdy? Are there any loose or protruding nails/screws?

___ **Lights** Do they all work and are they securely secured to the house?

___ **Faucets** Do they turn on/off or leak? Are they securely fastened to the house?

Garage Inspection Checklist

___ **Firewall** Is there a firewall (usually 5/8" taped-joint drywall) between the garage and the house?

___ **Floor** Is it cracking badly? Is there a drain, and does it work? Does the driveway slope away from the house?

___ **Doors** Does the garage door work? Are the other doors in good working condition? Is the garage to house door a fire rated steel door?

___ **Electrical** Are there any exposed splices? Are there any wires with evidence of burning? Any exposed wire ends? Wiring in open framed garages is supposed to be 7 feet above the floor. Are there covers on the receptacles?

___ **Electrical Outlets/Switches** Test all outlets. Are all outlets working and anchored firmly to the walls? Do they all have outlet covers installed?

Living, Dining Room, And Bedrooms Inspection Checklist

___ **Walls** Are there any cracks, bulges, peeling paint or wallpaper? Are there any water stains?

___ **Ceiling** Is there any peeling paint? Is the ceiling sagging? Are there any water stains?

___ **Floor** Is there carpeting missing anywhere (exposed subfloor)? Are there any large stains or damaged areas? Any loose/missing wood or tile?

___ **Lights** Test all light switches. Are there any missing bulbs?

___ **Electrical Outlets/Switches** Test all outlets. Are all outlets working and anchored firmly to the walls? Do they all have outlet covers installed?

___ **Windows** Can the windows be opened and closed easily? Do the locks work? Do they all have screens? Any wood rot/missing caulking?

___ **Smoke Alarms** Do they work? Is there at least one per floor?

Kitchen Home Inspection Checklist

___ **Walls** Are there any cracks, bulges, peeling paint or wallpaper?

___ **Ceiling** Is there any peeling paint? Is the ceiling sagging? Are there any water stains?

___ **Floor** Is there any loose/missing or bulging linoleum/wood/tile? Are there any large stains or damaged areas?

___ **Lights** Test all light switches. Are there any missing bulbs?

___ **Electrical Outlets/Switches** Are all outlets working and anchored firmly to the walls? Is there a GFI within 6 ft. of a water source? Do they all have outlet covers installed?

___ **Windows** Can the windows be opened and closed easily? Are the locks working? Do they all have screens?

___ **Appliances** Check any appliances included in the sale, to see that they are working.

___ **Exhaust Fans** Does the fan work/sound normal?

___ **Faucets** Turn on any faucets, watching the color of the water, see how long it takes for hot water to get there, and whether the sink drains easily. Check under the sink for any moisture from leaky drains.

___ **Smoke Alarms/Fire Extinguisher** Do they work? Is there at least one per floor? Is there an approved/rated fire extinguisher (A-B-C)?

Bathroom Home inspection Checklist

___ **Walls** Are there any cracks, bulges, peeling paint or wallpaper?

___ **Ceiling** Is there any peeling paint? Is the ceiling sagging? Are there any water stains?

___ **Floor** Is there any loose or bulging/missing linoleum/wood/tile? Are there any large stains or damaged areas? Is the area around the tub/shower properly caulked?

___ **Lights** Test all light switches. Are there any missing bulbs?

___ **Electrical Outlets/Switches** Are all outlets working and anchored firmly to the walls? Do they all have outlet covers installed? Are they all GFI's?

___ **Windows** Can the windows be opened and closed easily? Do they have locks? Do they all have screens? If there are no windows, is there an exhaust fan, and does it work/sound normal?

___ **Faucets** Turn on any faucets, watching the color of the water, see how long it takes for hot water to get there, and whether the sink drains easily. Check under the sink for any moisture from leaky drains.

___ **Bathtub and Shower** Does the shower/faucet work? Does the shower/tub drain easily? Is there any damage to walls around the tub? Is there any water damage/loose caulk on the walls/floor around shower?

___ **Toilet** Flush the toilet to test it. Is there any dripping from valves behind the toilet? Can you still hear dripping after the tank is full? Does it run? Does it try to refill a little every minute or so? Does it take more than one flush to empty the bowl?

___ **Mirrors** Are there any cracks/broken glass or sharp edges?

Attic Inspection Checklist

___ **Insulation** Is there sufficient insulation, and is it in good condition (R19 or better)? Are there large gaps between the insulation? If the insulation is on top of the eaves, is there a baffle installed?

___ **Wires** Is the wiring updated (no bare wires on insulators)? Are there any wire connections without a junction box? Are all junction boxes covered? Do all the wiring connections have the proper wire nuts installed? Are all wires/conduit secured to the studs/framing members at least every 2 feet?

___ **Roof** Can you see light coming in through the roof anywhere? Is it sagging? Do the supports look normal and sufficient? Are there any signs of water damage?

___ **Vents** Are there air vents? Are they properly screened?

Electrical Inspection Checklist

___ **Breaker Box** Are there breakers, and not fuses (some insurance companies won't insure a house with fuses)? Are they labeled? Are the breakers the right size? Is the

breaker box covered? Are there proper fill-in spacers between the breakers? Are any of the terminals corroded?

___ **Wiring** Is copper wire mixed with older aluminum wire? Are there any exposed splices? Are there any wires with evidence of burning? Any exposed wire ends? Wiring in open framing (garage) is supposed to be 7 feet above the floor.

Basement Home Inspection Checklist

___ **Water** Is there any standing water? Are there any stains indicating there is water at times?

___ **Floor Joists** Do the floor beams look good (no sagging or rotting or insect damage)? Is there any rot/large cutouts?

___ **Walls** Are there any large cracks in the walls? Do they bulge in anywhere?

___ **Faucets** Try any faucets and drains. Do they drain slowly, or leak?

___ **Sump Pump** Does the sump pump work? Are there trench drains?

___ **Floor** Are there any large cracks in the floor?

___ **Smoke Alarms** Do they work?

Fireplace Checklist

___ **Damper** Does the fireplace damper open and close easily?

___ **Structure** Are there any gaps or cracks? Is there a spark-arrester screen? Is the fireplace leaning/slanted?

___ **Chimney** Is the chimney in good condition? Are the bricks coming apart? Are there gaps in the mortar? Is the chimney pulling away from the house/leaning? Is there creosote build-up?

HVAC

___ **Furnace** Does the fan sound smooth when it's on? If it is gas/hot water is the flame blue (best) or orange (Yellow is a problem.)? Are the ducts firmly attached? If it

is a hot water system, is there a relief valve, and is it corroded? Have you changed the filter?

___ **Water Heater** Is the water heater in good condition? Is there any staining around it that indicates leakage? Are any of the fittings rusting/corroded? Is there a water shut-off valve (make sure it is not corroded)? Is the relief valve/stem corroded? Is there a pan underneath?

___ **Air Conditioning/Heat Pump** Is it noisy? Does the blade turn? Are there any weeds/foilage surrounding the outside unit? Is it on a base?

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Before



After

***FREE
Estimates***

Painting Tile Flooring Repairs Lighting Baths Remodeling

Here at Columbia's Handyman, we can handle all of your remodeling tasks. We offer expert craftsmanship at a price you can afford.



Insured/Licensed SC Residential Builders Association