

PROFITABLE HOME REMODELING™

Ultimate Homes Analysis Checklist

Use this checklist to audit every part of your home prior to starting your remodel.

For additional information checkout our [Know Your Home Execution Plan](#).

How to use this checklist.

	Findings Yes / No	Done	Needs Work
Room Name:			
Working exhaust fan that doesn't terminate in the attic space			

The area of the property / home is listed at the top of each page.

Write the name of the Area or Room of the house at the top of the chart.

Copy pages as necessary if you have more than one corresponding room in your house

(Bathrooms, Bedrooms, Interior Rooms, Water Heaters)

Write the room name in the area provided -----Eample:

Room Name: <i>Master Bath</i>	
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Read The Item listed - Report your observation with a Yes / No in the Findings column.

Check off each items as you review it in the Done column.

Put a check in the Needs Work Column if that area needs attention.

Make notes as to exactly what needs attention in that items/area. Be Specific!

If this is beyond your expertise - make note to research or get professional assistance.

The Gray spaces can be used for any additional or reminder notes.

There are blank lines at the end of each section to document your findings and thoughts.

This checklist describes a typical house, your individual house may have additional features. Please include them in your analysis, the final page is blank so you may include these features.

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 a qualified, educated, licensed, experienced ASHI certified home inspector in your area.

Structure - House

	Findings Yes / No	Done	Needs Work
Do roof ridge and fascia board lines appear to be straight and level			
Do sides of house appear straight, not bowed or sagging			
Are all window and door frames square			
Is visible foundation in good condition - straight, plumb, with no significant cracks			
Exterior Surfaces			
Is there adequate clearance between ground and wood siding materials (6" minimum)			
Any wood-to-earth contact			
Is siding free of: cracking, curling, loose, rot or decayed			
Is masonry veneers free of: cracks in joints, broken, splitting or flaking components			
Is stucco free of: large cracks (discuss all stucco cracks with a professional inspector)			
Is vinyl or aluminum siding free of: dents, damage, bowing or loose siding			
Are there vines on surface of structure			
Is exterior paint or stain free from: flaking or blisters			
Are exterior surfaces free of stains or water damage			
Windows, Doors and Wood Trim			

Roof

	Findings Yes / No	Done	Needs Work
What is the primary roof type?			
Evaluate for the following based on roof type.			
Composition shingles:			
Is there curling, cupping, or any loss of granulation particulates on shingles			
Are there broken, damaged or missing shingles, or more than two layers of roofing material			
Wood shingles or shakes:			
Is there mold, rot or decay, or any cracked/broken/missing shingles, signs of curling or misalignment			
Flat roofs:			
Is there obvious patches, cracks or splits in roofing or patch material, any blisters/"alligatoring" or wrinkles, or silt deposits or signs of standing water			
Flashing around roof penetrations in good order with no visible damage			
Any evidence of excess roofing cement/tar/caulk			
Soffits and fascia: any signs of decay, stains, mold or paint issues			
Exterior venting for eave areas: vents are clean and not painted over, clear of cobwebs, bird nests, or bee / wasp hives			

Interior Rooms

Room Name:			
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			
Paint, wall covering, and paneling in good condition			
Wood trim installed properly and in good condition			
Lights and switches operate properly			
Fixtures have energy efficient bulbs			
Adequate number of three pronged electrical outlets in room			
Electrical outlets test properly, check each with hand tester			
Heating/cooling source in each habitable room			
Evidence of adequate insulation in walls			

Kitchen

	Findings Yes / No	Done	Needs Work
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			
No leaks in pipes under sinks			
No evidence of water damage under sinks or cabinets adjacent to faucet/sinks			
Floor in cabinet under sink solid, no stains or decay			
Sink Basins:			
Adequate water flow for sink operation			
Hot and Cold water pipes firm and secure			
No excessive rust or deterioration on garbage disposal or waste pipes			
Faucet sprayer / Soap dispenser in working order with no leaking into Cabinet below			
Counter top in good condition, no burns, chips, or damage to exposed ends			
Backslash secured to wall			
Sink Caulked to counter-top, no possible liquid (water) leaking into Cabinet below			

Cabinets

Doors and drawers operate properly			
No evidence of 'spillage' damage to shelves			
Appliances			
Range			
Operates properly (clock, alarms, temp panel)			
Knobs, Doors, and moving parts work properly			
Refrigerator			
Water supply connections to Refrigerator secure and free of visible leakage			
No water damage to floors behind Refrigerator (from water connection)			
Over The Range Microwave			
Properly Vented			
Dishwasher			
Range Hood			
Properly Vented to Outside of Building			

Bathroom

	Findings Yes / No	Done	Needs Work
Room Name:			
Working exhaust fan that doesn't terminate in the attic space			
Adequate water flow and pressure at all fixtures			
Sink, tub and shower drain properly			
Vanity plumbing in good condition			
Floor under Vanity Cabinet 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			
Caulking in good condition inside and outside of the tub and shower area			
Tile			
Tub or shower tiles secure, wall surface solid			
Tile on vanity and cabinets in good condition and secure			
No stains or evidence of past leaking around base of bath or shower			
Is there evidence of Mold anywhere.			

Basement or Mechanical Room

	Findings Yes / No	Done	Needs Work
No evidence of moisture			
Exposed foundation; no stains no major cracks, no flaking, no efflorescence			
Visible structural wood. No evidence of the following:			
Sagging timbers			
Decay or Mold			
Damage from Insects or Rodents			
Sills attached to foundation with anchor bolts			
Insulation on Duct Work			
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 rodent damage			
No evidence of small animal damage (cats, skunks, racoons)			

Heating and Ventilation

Type and Brand of HVAC System			
Service Provider or Installer			
Date of Last Service - Should be less than 1 yr.			
Unit cycles completely			
Thermostat Functions Correctly			
Inspect Visible Duct work.			
Joints should be air tight			
Incoming Air Filters Clean and Free of Obstruction			
Air Filter - Size and Style			
Duct Work - Attic			
Insulated properly (no signs of damage or exterior air flow)			
Joints Air Tight - No sagging or Cracking			
Duct Work - Basement / Crawl Space			

Miscellaneous

	Findings Yes / No	Done	Needs Work
Smoke and carbon monoxide detectors where required by local ordinances			
Stairway treads and risers solid			
Stair handrails where needed and in good condition			
Automatic garage door opener operates properly, stops properly for obstacles			

Fireplace

No cracking or damaged masonry			
No evidence of back-drafting (staining on fireplace façade)			
Damper operates properly			
Flue is lined, and has been cleaned properly			