This easy-to-read inspection checklist is specially designed for senior homeowners who wish to “age in place” in their residences and want to have their homes inspected for potential updates to address safety, convenience and accessibility concerns.

This specialized checklist is also useful for any homeowner or resident whose mobility or physical condition is or may become compromised.

This inspection checklist highlights specific exterior and interior components for which the inspector may provide suggestions and recommendations for modification, which will then assist homeowners in prioritizing, planning and budgeting appropriately for any necessary upgrades, both short-term and long-term.

NOTE: This inspection checklist is not meant to replace the requirements of a standard residential home inspection, but can be used in addition to a standard home inspection for clients with special needs.

PROPERTY LOCATED AT: ____________________________________________________________

KEY:

OK = No modification or repair is needed or recommended.
MOD = Inspector recommends minor modification or repair.
REP = Inspector recommends repair or replacement of same.
NEW = Inspector recommends new installation.
NA = Not applicable to residence.
SN = See inspector’s note.

EXTERIOR

_______ Slip-resistant stairs and ramp, with color contrast or glow-strips at treads

_______ Handrails are easy-to-reach, of graspable size and slip-resistant

_______ Porch area is in usable condition and free of obstructions or dark areas

_______ Accessible doorways for walkers, wheelchairs, etc.

_______ Lighting (security or interior-controlled, or both)

_______ Low-maintenance exterior (vinyl, brick, etc.)
________ Driveway and walkways (in good repair for safe walking)
________ Yard, gates, fence (easy to access, locking/secured)
________ Garage (attached or freestanding); other outbuildings
________ Low-maintenance shrubs and plants, lawn care, trees on property
________ Snowblower or other provisions for snowy weather, where applicable

NOTES: __________________________________________________________________________________

ENTRANCE

________ House number is clearly visible from street for first-responders
________ Sensor/security light at main exterior door
________ Peep hole of proper height for all residents (may require multiples)
________ Doorbell in accessible location
________ Surface on which to place packages while opening door
________ All exterior doors have secure, easy-to-use locks, bolts and knobs
________ Non-slip flooring in foyer

NOTES: __________________________________________________________________________________

INTERIOR: Electrical, Lighting, Safety and Security

________ Light-activated doorbell for hard-of-hearing residents
________ Smoke and CO detectors
________ Security alarm, emergency alert system and/or video-monitoring system
________ Thermostats are easy to locate; settings are easy to read (and no higher than 48 in. from floor); thermostats are pre-programmed
________ Light switches located near each entrance to each hallway and room
________ Standard light switches, or rocker or touch light switches
________ Two light bulbs or receptacles in each vital place (exits, bathrooms, etc.)
Electrical cords out of the flow of traffic
Receptacles are easy to reach; receptacles are not overloaded
Windows and safety locks are easy to operate
Window drapes/shades/cords are easy to reach and open/close
Interior stairs use contrast strip on top and bottom stairs, and color contrast between treads and risers on stairs, with use of lighting

NOTES: ________________________________

KITCHEN: Appliances & Maneuverability

Microwave oven in wall or on counter; settings are easy to read
Refrigerator and freezer are a side-by-side unit
Side-swing or wall oven; settings are easy to read; knobs are easy to turn
Raised washing machine and dryer; settings are easy to read; knobs are easy to turn; washing machine is front-loading
Raised dishwasher with push-button controls or easy-to-turn knobs
Stoves with electric cooktops (safer than gas), with level burners for safely transferring between the burners; front controls and downdraft feature to pull heat away from user; light to indicate when surface is hot
Space around counters, islands, etc., are wide enough for residents: 30-inch by 48-inch clear space at appliances, and 60-inch diameter clear space for turns
Cabinets are easy to reach; knobs/pulls are easy to use to open/close, or shelves are open/doorless, or have glass fronts
Counters are of ample area; custom-height/adequate and safe for residents; countertops have contrasting-color edges for the vision-impaired and to provide visual orientation to workspace
Placement of task lighting in appropriate work areas
Rugs have slip-resistant backing to prevent slips and falls
Window curtains/shades/cords are easy to reach and open/close
BATHROOM: Fixtures & Maneuverability

- Counter heights are custom-fit/adequate and safe for residents
- Rugs have slip-resistant backing to prevent slips and falls
- Windows are easy to reach and open/close
- Door access to tub/shower
- Fold-down seat installed in shower
- Shower/s equipped with adjustable showerhead with 6-foot hose
- Shower stall has recessed, waterproof, automatic light
- If stand-up shower is used in main bath, it is curbless and wide; if tub is used, it is low for easy access and egress
- Flooring in bathtub/shower is slip-resistant
- Emergency call button or intercom is located in bathroom, easy to reach, and is easily operated
- Wall grab-bars of appropriate height located in tub/shower/toilet areas
- Adjustable or appropriate-height counters with removable base cabinet for wheelchair-accessibility
- Countertops have contrasting-color edges
- Toilet is raised or height-adjustable
- Toilet-paper holder is designed such that rolls can be switched out using only one hand
- Faucet handles are lever design rather than knob, or pedal-controlled
- Cabinets are easy to reach and are open shelves/glass fronts/doorless
- At least one bathroom is wheelchair-accessible and on main level

NOTES: _____________________________________________________________________

~ 4 ~
FLOORING

If carpeted, use low-density pile with firm pad

Smooth, non-glare, slip-resistant surfaces

Color and texture contrast to indicate change in surface levels

Rugs and rug runners are secure and non-slip; edges are secured down

No steps between rooms on a single level

NOTES: 

MISCELLANEOUS TIPS:

In multi-story homes, laundry chute or laundry facilities located on same floor as master bedroom

Main living area is on a single story, including full bath

5-foot by 5-foot clear turn space in all main rooms

For multi-level home, residential elevator or lift installed

Lighting in all closets

NOTES: 

********************PRIORITY REPAIR / INSTALLATION LIST**********************

SHORT-TERM:

NEXT YEAR:

LONG-TERM:

INSPECTORS: Be sure to refer your client to InterNACHI’s original article about “aging in place” at www.nachi.org/aging-in-place.