

INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

Date of Assessment \_\_\_\_\_

Client Name \_\_\_\_\_

House Address \_\_\_\_\_

**WEATHER CONDITIONS:**

Dry       Rain today or recently       Snow today or recently  
Temperature  °F

**FRONT DOOR OF UNIT FACES:**

North       South       East       West

**TYPE OF UNIT BEING INSPECTED:**

Single-family       Duplex       Triplex       Fourplex       Townhome

**UNIT STATUS:**

Occupied       Vacant

**MAJOR VISUAL ASSESSMENT AREAS**

1. Site (Items 1–29)
2. Building Exterior (Items 30–62)
3. Building Systems (Items 63–81)
4. Common Areas (Items 82–102)
5. Housing Unit (Items 103–196)
6. Other Items (Items 197–229)

# INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

## SITE (ITEMS 1–29)

Items to inspect in this category are:

- Fencing and Gates
- Grounds or Pavement
- Children’s Play Areas
- Other

A comment area for the site category is also included in this section.

## FENCING AND GATES

Site 1. Damaged/Falling/Leaning/Deteriorated Paint

Damaged but not functional or deteriorated paint in an area larger than 20 square feet: An exterior fence or gate is so damaged that it does not function as it should. An exterior fence, security fence, or gate is damaged and does not function as it should or could threaten safety or security.

No fencing or gates present

Damaged but functional; no deteriorated paint areas larger than 20 square feet: An exterior fence, security fence, or gate shows signs of deterioration, but still functions as it should, and it presents no risk to security or safety

No damage

Site 2. Holes or Openings in Soil Below Fence

≥6 square inches

<6 square inches

No holes or not applicable

## GROUNDS OR PAVEMENT

Site 3. Areas of Erosion

Large erosion (depression, rut or groove more than 8 inches wide by 5 inches deep):

Runoff has extensively displaced soil, which has caused visible damage to structures

Advanced erosion threatens the safety of pedestrians or makes an area of the grounds unusable

There is a rut larger than 8 inches wide by 5 inches deep

There is extensive ponding

Water or ice has collected in a depression or on ground where ponding was not intended

Pooling of water (small erosion; depression, rut or groove less than 8 inches wide by 5 inches deep):

Erosion has caused surface material to collect, leading to a degraded surface that would likely cause water to pool in a confined area, especially next to structures, paved areas, or walkways, or a small groove is 6-8 inches wide and 3-5 inches deep

No erosion

Site 4. Overgrown Vegetation

Vegetation has damaged building. Plants have visibly damaged a component, area, or system of the property or have made them unusable/impassable. Vegetation is extensive and dense; it is difficult to see broken glass, holes, and other hazards.

Vegetation penetrates an unintended surface—building; gutters; fence; wall; roof; HVAC

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Vegetation is producing excessive moisture that may lead to mold or mildew on nearby exterior building surface

Tree is in danger of falling

Vegetation is present or contacts building, but no damage: Extensive, dense vegetation obstructs the intended path of walkways or roads, but the path is still passable

Vegetation is present but causes no problem

No vegetation present

### Site 5. Graffiti

6 or more places: Graffiti in 6 or more places

2–5 places: Graffiti in 2-5 places

One place: Graffiti in one place

No graffiti

### Site 6. Litter

Excessive: More than 10 large trash or litter items

Slight or Moderate: 2–10 large trash or litter items

None: Fewer than 2 large trash or litter items

### Site 7. Cracks in Pavement

$\geq\frac{3}{4}$  inch, hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's parking lots/driveways/roads or that cause trip hazards: major trip hazard

$<\frac{3}{4}$  inch displacement (vertical height): minor trip hazard

No cracks: level

### Site 8. Fire Ants/Mounds or Harmful Insects

Yes: Presence of fire ants/mounds or harmful insects

No: Fire ants/mounds or harmful insects not seen

### Site 9. Containers That Hold Water

Yes: Presence of water-holding containers conducive to mosquito breeding

No: Water-holding containers not present

## CHILDREN'S PLAY AREAS

### Site 10. Equipment

Equipment that poses an immediate threat: REPORT TO BUILDING MANAGEMENT/OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION

$\geq 50\%$  of surface area broken/damaged: Most of the equipment (50% or more) does not operate as it should, but poses no safety risk

$< 50\%$  of surface area broken/damaged: Less than half of the equipment does not operate as it should, but poses no safety risk

No play equipment observed (skip to Site 21)

### Site 11. Paint Condition

Deteriorated paint on  $\geq 50\%$  of surface area of play area equipment

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- Deteriorated paint on <50% of surface area of play area equipment
- No deteriorated paint on play area equipment

Site 12. Bare Soil

- ≥9 square feet of bare soil present in play area
- <9 square feet of bare soil present in play area

Site 13. Injury-absorbent Surface Depth

No: No injury-absorbent surface under playground equipment or injury-absorbent surface depth less than 12 inches

Yes: Injury-absorbent surface under playground equipment at proper depth (at least 12 inches)

13b. Surface type: \_\_\_\_\_

Site 14. Deteriorated Injury-absorbent Surface

Yes: Injury-absorbent surface ≥50% deteriorated

Yes: Injury-absorbent surface <50% deteriorated

No deterioration

Site 15. Fencing and Gates

Damaged, not functional: An interior fence or gate is so damaged that it does not function as it should. An exterior fence, security fence, or gate is damaged and does not function as it should or could threaten safety or security.

Damaged, but functional: An exterior fence, security fence, or gate shows signs of deterioration, but still functions as it should, and it presents no risk to security or safety

No damage

No play area fencing/gates

Site 16. Condition

Refuse, animal feces, broken glass/sharp edges, or holes/trip hazards observed

No refuse, animal feces, broken glass/sharp edges, or holes/trip hazards observed

Site 17. Exposed Bolts

Yes: Exposed bolts are found on the playground equipment

No: Playground equipment does not have exposed bolts

Site 18. Hanging or Choking Hazards

Yes: Hanging and/or choking hazards on playground equipment

No: No hanging and/or choking hazards present on playground equipment

Site 19. Open "S" Hooks

Yes: Open "S" hooks on swings or other playground equipment

No: No open "S" hooks on swings or other playground equipment

Site 20. Pinch Hazards

Yes: Pinch hazards on playground equipment

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No: No pinch hazards on playground equipment

**OTHER**

Site 21. Refuse Disposal

- Wall or roof for outdoor enclosed area is leaning or collapsed
- Concrete slab deteriorated
- Collection area overflowing: Area is too small to store refuse until pickup
- Garbage cans are overflowing
- No exterior refuse disposal
- Refuse properly contained

Site 22. Retaining Walls

- Severe deterioration/safety risk: A retaining wall is damaged and does not function as it should or is a safety risk
- Some deterioration: A retaining wall shows some signs of deterioration, but it still functions as it should, and it is not a safety risk
- No deterioration
- No retaining walls present

Site 23. Standing Water

- Yes: Storm drainage areas (e.g., ditches) have standing water
- No: No standing water in storm drainage areas

NOTE: This does not include storm water detention basins, which are addressed in Site 24 and 25.

Site 24. Storm Drainage

- Completely blocked: The system is completely blocked or a large segment of the system has failed because a large quantity of debris has caused: backups into adjacent area(s)
- Runoffs into areas where runoffs are not intended
- Partially blocked: The system is partially blocked by a large quantity of debris, causing backup into adjacent area(s)
- No designed storm drainage
- No obstructions

Site 25. Outdoor Water

- Yes: Pond/lake/stream
- Yes: Drainage reservoir
- No: No other water on site

Site 26. Outdoor Water: Drainage Reservoir Fencing

- No: Reservoir not fenced
- Yes: Reservoir fenced but fence needs repair
- Yes: Reservoir fully fenced and fence intact
- Not applicable: No drainage reservoir

Site 27. Septic Tank

- Moist ground in septic tank area:

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IMMINENT HEALTH HAZARD: REPORT TO BUILDING MANAGEMENT/OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION

- No evidence of excessive ground moisture
- No septic tank present

Site 28. Walkways/Steps/Hand Railing

Missing or damaged or loose: A hand rail for four or more stairs is missing, damaged, loose, or otherwise unusable; hand rail only present on one side, visible faults in the pavement: longitudinal, lateral, alligator, etc.

Pavement that sinks or rises because of the failure of sub-base materials. Five percent or more of the walkways must be impacted—50 out of 1,000 square feet, for example. Relief joints are there by design; do not consider them cracks. When observing traffic ability, consider the capacity to support pedestrians, wheelchairs, and people using walkers. Cracks greater than ¼ inch, hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's walkways/steps.

- No damage
- No walkway/steps

Site 29. Large Trees

- Hanging over unit and touching unit
- Well maintained: Trimmed back from unit
- No large trees present

**COMMENTS, SITE SECTION**

**BUILDING EXTERIOR (ITEMS 30–62)**

Items to inspect in this category are

- Doors
- Fire Escapes
- Foundations
- Lighting
- Roofs
- Walls
- Windows

Exterior 30. Building Access for the Disabled

Building is not accessible for the disabled

Building is accessible for the disabled

Not applicable (single-family unit with no disabled residents)

**DOORS**

Exterior 31. Damaged Frames/Threshold/Lintels/Trim

At least one fire/emergency door not working or cannot be locked because of damage to the frame, threshold, lintel, or trim. This also includes the main front door.

At least one door not working or functioning or cannot be locked because of damage to the frame, threshold, lintel, or trim

No damage

NOTE: This does not include damage to door hardware, which is addressed in Exterior 32.

Exterior 32. Damaged Hardware/Locks

One or more door's panic hardware does not function as it should

One entry door or fire/emergency door does not function as it should or cannot be locked because of damage to the door's hardware

One or more doors cannot be locked and does not function as it should or cannot be locked because of damage to the door's hardware

No damage

Exterior 33. Damaged Surface

≥1 inch diameter: One door has a hole or holes larger than 1 inch in diameter, significant peeling/cracking/no paint, rust that affects the integrity of the door surface, or broken/missing glass

One entry door or fire/emergency door has a hole or holes with a diameter ranging from ¼ inch to 1 inch

¼ inch–1 inch diameter: One door has a hole or holes with a diameter ranging from ¼ inch to 1 inch

No damage

Exterior 34. Screen/Storm Doors Damaged/Missing

Security door inoperable

Missing screen or glass: At least one screen door or storm door is damaged or is missing screens or

Missing door: There must be evidence that a screen/storm/security door existed

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No damage

Exterior 35. Deteriorated/Missing Caulking/Seals/Flashing

Missing or damaged caulk, seals, or flashing: The seals/caulking is missing on one entry door, or they are so damaged that they do not function as they should

No missing or damaged caulk, seals, or flashing

Not designed to have seals, caulk, or flashing

Exterior 36. Missing Doors (In Exterior Doorway)

Yes: One or more doors is missing

No: All doors are present

### **FIRE ESCAPES**

Exterior 37. Egress

Fire escape blocked or otherwise not functioning

No fire escape

Fire escape functioning and not blocked

Exterior 38. Components

Ladder, railing, stair missing (or not operational): Any of the functional components that affect the function of the fire escape (for example, one section of a ladder or a railing) are missing

No fire escape

No missing components

Exterior 39. Fire Escape/Emergency Egress

No: No fire escape for basements with bedrooms and finished living spaces

Yes: At least one fire escape for basements with bedrooms and finished living spaces

Not applicable

### **FOUNDATIONS**

Exterior 40. Foundation Type

Slab

Crawl space

Basement

Exterior 41. Cracks/Gaps

$\geq 1/8$  inches wide  $\times$   $1/8$  inches deep  $\times$  6 inches long: Cracks more than  $1/8$  inch wide by  $1/8$  inch deep by 6 inches long

Large pieces—many brick for example—are separated or missing from the wall or floor

Large cracks or gaps (a possible sign of a serious structural problem)

Cracks run the full depth of the wall, providing opportunity for water penetration

Sections of the wall or floor are broken apart

$< 1/8$  inches wide  $\times$   $1/8$  inches deep  $\times$  6 inches long: Cracks smaller than these dimensions

No cracks/gaps: No signs of deterioration



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### Exterior 42. Spalling/Exposed Rebar

- $\geq 50\%$ : Obvious, significant spalled area(s) are affecting 50% or more of any foundation wall
- Spalling is exposing any reinforcing material (rebar or other material)
- 10 to  $< 50\%$ : Obvious, large spalled area(s) are affecting 10%–50% of any foundation wall
- $< 10\%$
- Not applicable (no foundation)

## LIGHTING

### Exterior 43. Fixtures/Bulbs

- $\geq 20\%$  broken/inoperable
- The condition constitutes an obvious safety hazard: REPORT TO BUILDING MANAGEMENT/ OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION
- $< 20\%$  broken/inoperable, but this does not constitute an obvious safety hazard
- No exterior lighting
- No broken/inoperable fixtures/bulbs

## ROOFS

### Exterior 44. Damaged/Clogged Drains (Roofs)

- Fully clogged: Drain is so damaged or clogged with debris so the drain no longer functions (shown by ponding)
- Partially clogged: Debris around or in a drain, but no evidence of ponding
- Drain is damaged or partially clogged with debris, but the drain system still functions and there is no evidence of ponding
- No clog
- No drain

NOTE: This does not include gutters and downspouts, which are addressed in Exterior 48.

### Exterior 45. Chimney Clearance

- All chimneys do not have good clearance above roof line: Chimney height is less than 3 feet above the highest point where the chimney penetrates the roofline
- All chimneys have good clearance above the roof line: Chimney height is more than 3 feet above the point where the chimney penetrates the roofline
- No chimneys

### Exterior 46. Damaged Soffits/Fascia/Flashing

- Missing or damaged with water intrusion: Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
- Some cracks but no water intrusion: Damage to soffits or fascia, but no obvious opportunities for water penetration
- No damage

### Exterior 47. Vents

- Missing or major damage: Vents are missing or so visibly damaged that further roof damage is possible.

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- Some damage: The vents are visibly damaged, but do not present an obvious risk to promote further roof damage
- No damage

Exterior 48. Gutters/Downspouts

- Some components missing: Splashblocks or other components are missing. Drainage system components are missing, causing visible damage to the roof, structure, exterior wall surface, or interior.
- Some components damaged: Splashblocks or other components are damaged. Drainage system components are damaged, causing visible damage to the roof, structure, exterior wall surface, or interior.
- Both: Some components are missing and some are damaged
- No damaged or missing

Exterior 49. Gutters/Downspout Discharge

- Less than 2 feet from building foundation or grading causes water to pool near foundation
- Discharges directly to storm water system
- More than 2 feet from building and grading is sloped away from foundation

Exterior 50. Shingles or Tiles or Other Roofing Material

- ≥100 square feet of shingle or tile damage
- One shingle to less than 100 square feet of shingle, tile, or roofing material damage
- One shingle or tile missing/damaged (<1 square foot)
- No missing or damaged shingles, tiles, or roofing material

**WALLS**

Exterior 51. Primary Exterior Wall Surfaces

- Brick
- Stucco
- Wood
- Stone
- Cement/concrete block
- Asbestos
- Vinyl
- Other: \_\_\_\_\_

Exterior 52. Secondary Exterior Wall Surfaces

- Brick
- Stucco
- Wood
- Stone
- Cement/concrete block
- Asbestos
- Vinyl
- Other: \_\_\_\_\_

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

Not applicable

### Exterior 53. Wall Cracks and Gaps

$\geq 1/8$  inches wide  $\times$   $1/8$  inches deep  $\times$  6 inches long: Crack(s) more than  $1/8$  inch wide by  $1/8$  inch deep by 6 inches long

evidence of moisture intrusion

Pieces—many bricks, for example—are separated from the wall

Crack(s) run the full depth of the wall, providing opportunity for water penetration

Sections of the wall are broken apart

$< 1/8$  inches wide  $\times$   $1/8$  inches deep  $\times$  6 inches long: Crack(s) less than  $1/8$  inch wide by  $1/8$  inch deep by 6 inches long and no evidence of moisture intrusion

No cracks/gaps

### Exterior 54. Damaged Chimney

Chimney separated from wall

Holes  $> 4$  inches  $\times$  4 inches: The surface of the chimney shows surface damage on more than one piece—a few bricks or a section of siding, for example

The surface of the chimney has holes that affect an area larger than 4 inches by 4 inches

Both holes and separation

Holes observed, total area of opening  $< 4$  inches  $\times$  4 inches

No damage or no chimney required

### Exterior 55. Wall Surface Deterioration

$\geq 8\frac{1}{2} \times 11$  inches: A missing piece or a hole larger than  $\frac{1}{2}$  inch in diameter

Deterioration affects an area larger than  $8\frac{1}{2}$  inches by 11 inches

Deterioration exposes any reinforcing material (rebar)

There is a hole of any size that completely penetrates the exterior wall

Wall surfaces out of plumb ( $\geq 1$  inch in 20 feet)

Wall surface out of horizontal alignment ( $\geq 1$  inch in 20 feet)

Up to  $8\frac{1}{2}$  inches  $\times$  11 inches: A missing piece or a hole smaller than  $\frac{1}{2}$  inch in diameter

Deterioration affects an area up to  $8\frac{1}{2}$  inches by 11 inches

No missing pieces/holes/spalling

### Exterior 56. Masonry Caulking and/or Mortar

$\geq 12$  inches missing/damaged: Mortar is missing around more than one contiguous masonry unit

Deteriorated caulking in an area longer than 12 inches

$< 12$  inches missing/damaged: Mortar is missing around a single masonry unit

Deteriorated caulk is confined to less than 12 inches

No damage or no caulking/mortar required

### Exterior 57. Wall/Soffit/Fascia Paint/Water Damage

$\geq 20$  square feet: More than 20 square feet of building exterior walls affected

$< 20$  square feet, but some staining: Less than 20 square feet of building exterior walls affected

No water stains/peeling or no paint required (e.g., brick walls)

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### WINDOWS

#### Exterior 58. Window Panes

- One or more missing or broken: A glass pane is missing
- OR-A glass pane is cracked or broken AND sharp edges are seen
- Both broken and missing: More than one window has broken and missing glass panes
- One or more cracked: A glass pane is cracked but no sharp edges are seen
- None broken, cracked, or missing

#### Exterior 59. Screens

- 1 or more screens damaged: One or more screens in one building are punctured, torn, or otherwise damaged
- 1 or more screens missing: Do not cite this if the window is not designed to have a screen
- Both damaged and missing: One or more screen damaged or missing
- No screens damaged or missing or no screen required

#### Exterior 60. Sills/Frames/Lintels/Trim

- Major damage, missing or exposed interior wall, not weathertight: Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
- Some damage, but no wall exposed, still weathertight: Damage to sills, frames, lintels, or trim, but nothing is missing. The inside of the surrounding wall is not exposed. No impact seen on either the functioning of the window or weather tightness.
- No damage

#### Exterior 61. Caulking/Seals/Glazing Compound

- Missing or deteriorated, leaks or damage present: There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
- Missing/deteriorated, but no leaks or damage: Most of the window shows missing or deteriorated caulk or glazing compound, but there is no evidence of damage to the window or surrounding structure or leaks
- Not missing or deteriorated

#### Exterior 62. Window Assembly or Trim Paint

- ≥50%: Peeling paint or a window that needs paint on more than 50% of the painted surface
- 10% to <50%: Peeling paint or a window that needs paint on between 10%–50% of the painted surface
- <10%, but some non-intact: Peeling paint or a window that needs paint on less than 10% of the painted surface
- All intact: All paint on exterior windows is intact or no paint is required (e.g., aluminum or vinyl windows)

### COMMENTS, EXTERIOR SECTION

**BUILDING SYSTEMS (ITEMS 63–81)**

NOTE: This section is for multi-home sites only. If this is a single-family home, skip to Item 103.

Items to inspect in this category include

- Electrical systems
- Fire protection
- HVAC

Building Systems 63. Central Water Supply or Sewage System

Water leaks observed: If leaking water is a safety concern (i.e., is leaking on or near electrical equipment), REPORT IT TO BUILDING MANAGEMENT/OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION

No water leaks observed

Building Systems 64. Outside Water Spigots

Outside water spigots protected by hose bibb vacuum breakers

Outside water spigots not protected by hose bibb vacuum breakers

Building Systems 65. Chimney and Exhaust Ventilation for Fuel-fired Equipment

Improper exhaust venting: Any misalignment, blockage, rust, corrosion, or other deficiency that may cause improper or dangerous venting of exhaust gases

There is no pressure relief valve

Proper exhaust venting: flue ok

No chimney exhaust ventilation system required (e.g., electric water heater)

Building Systems 66. Makeup Air

Makeup air not provided to the fireplace, gas water heater, or other fuel-burning fixtures

Makeup air provided to the fireplace, gas water heater, or other fuel-burning fixtures

**ELECTRICAL SYSTEMS**

Building Systems 67. Breakers/Fuses

Damaged breakers or fuses, frayed wiring, arcing scars: Carbon residue, melted breakers, or arcing scars

Missing breakers/open panels/missing covers: Missing breakers or open panels (breaker port or receptacle or panel cover)

Improper fusing: Fuse receptacles with improper fuses or bypassed

Access blocked; could not inspect: The electrical system could not be visually accessed because of blockage or inaccessibility

No deficiency observed

Building Systems 68. Water Leaks or Corrosion On or Near Electrical Systems

Evidence of water leaks/corrosion: Any corrosion that affects the condition of the components that carry current

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- Any stains or rust on the interior of electrical enclosures
- Any evidence of water leaks in the enclosure or hardware
- No evidence of water leaks/corrosion

### Building Systems 69. Wiring

- Deteriorated insulation exposing conducting wire: Nicks, abrasions, or fraying of the insulation exposing any conducting wire. Do not check this for a bare grounding wire.
- No deteriorated insulation

### Building Systems 70. Extension Cord Use

- Extension cords not used properly: Extension cords under carpets or across doorways
- Too many appliances plugged into one extension cord
- Extension cords used properly: Extension cords not draped across doorways or under carpets and not overloaded with too many appliances
- No extension cord use

### Building Systems 71. Extension Cord Condition

- Not good: Extension cords cracked or frayed
- Good: Extension cords are not cracked or frayed
- No extension cord use

### Building Systems 72. Electrical Covers

- One or more missing covers: A cover is missing, which results in exposed visible electrical connections
- Covers not missing

## **FIRE PROTECTION**

### Building Systems 73. Fire Sprinklers

- Sprinkler disabled, missing, blocked, or painted over: Any sprinkler head is missing, visibly disabled, painted over, blocked, capped or otherwise disabled. REPORT TO BUILDING MANAGEMENT/ OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION.
- No sprinkler system
- Sprinkler not disabled/missing/blocked

### Building Systems 74. Missing, Damaged, Expired, or Wrong Kind of Fire Extinguishers/Fire Hoses

- ≥10%, or none in building: More than 10% of the fire extinguishers are missing, damaged, or expired. IF THERE ARE NO FIRE EXTINGUISHERS, REPORT TO BUILDING MANAGEMENT/ OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION.
- There is not an operable/non-expired fire extinguisher on each floor
- The building does not have a fire extinguisher
- ≥5% to <10%: 5%–10% of the fire extinguishers are missing, damaged, expired, or wrong kind
- <1% to <5%: <1% to <5% of extinguishers missing/damaged/expired or wrong kind
- None missing/damaged/expired

### Building Systems 75. Emergency Exit/Egress Routes

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All exits not clear of furniture, toys, and clutter

All exits clear of furniture, toys, and clutter

### HVAC

#### Building Systems 76. Boiler/Pump

Water or steam leaks: Water or steam leaking in piping or pump packing or boiler

No leaks

Does not apply

#### Building Systems 77. Fuel Supply

Leaks observed or odor of natural gas, propane, or oil detected: Any amount of fuel is leaking from the supply tank or piping. REPORT LEAKS TO BUILDING MANAGEMENT/OWNER IMMEDIATE AND RECORD SPECIFICS IN THE COMMENTS SECTION. THE ODOR OF NATURAL GAS OR PROPANE IS AN IMMINENT HEALTH HAZARD; THE STRUCTURE SHOULD BE EVACUATED.

No leaks observed or odor detected

Does not apply

#### Building Systems 78. Chimney Exhaust

Reversed air flow in chimney observed. REPORT TO BUILDING MANAGEMENT/OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION.

Misaligned, damaged, blocked, or disconnected: Misalignment of an exhaust system on a gas-fired or oil-fired unit that causes improper or dangerous venting of gases

Evidence of blockage or disconnection

Evidence of rust and corrosion that could cause improper flue pipe and chimney function

Not misaligned, damaged, blocked, or disconnected

No chimney exhaust ventilation required

#### Building Systems 79. Chimney Spark Arrestor and Rain Cap

No chimney spark arrestor or rain cap

Chimney spark arrestor and rain cap installed

No chimney

#### Building Systems 80. HVAC Condensate and Sewage Corrosion

Rust or corrosion prevents functioning: Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice

Equipment or piping does not function because of this condition

A drain is clogged or components of the sanitary system are leaking.

Evidence of standing water, puddles, or ponding (a sign of leaks or clogged drains)

Some rust or corrosion or other damage, but system functioning

No rust/corrosion

Not applicable: No ducts or pipes

#### Building Systems 81. HVAC Air Supply

From basement only

Supply (return) air entirely from living area

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Supply (return) air includes fresh (outdoor) air

No forced air system present

**COMMENTS, BUILDING SYSTEMS SECTION**



# INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

## COMMON AREAS (ITEMS 82–102)

NOTE: This section is for multi-home sites only. If this is a single-family home, skip to Item 103.

Items to inspect in this category include

- Walkways/steps
- Ceilings
- Floors

### ELEVATORS

Common Areas 82. Elevators

- Elevators and elevator equipment do not work properly
- Elevators and elevator equipment work properly
- No elevators

### SIGNAGE

Common Areas 83. Exit Signage

- Exit signs missing or broken or not visible
- Exit signs present and functioning

### SMOKING AREA

Common Areas 84. Designated Smoking Area

- Area littered with butts/food debris
- No butts/food debris observed
- No designated smoking area

### INTERIOR TRASH

Common Areas 85. Trash Collection Areas

- Trash on floor: Extensive trash and/or garbage on the floor
- Trash containers/chutes missing covers: Missing or damaged covers to trash chutes or trash or garbage containers
- Both: Both trash on floor and missing or damaged covers
- No trash on floor or missing covers

### OUTLETS, SWITCHES, COVER PLATES

Common Areas 86. Electrical Outlets

- Exposed wiring
- Missing cover plates
- Both: #PUI FYQPTFE XJSJOH BOE NJTTJOH DPWFS QMBUFT
- No exposed wiring or missing cover plates

### SMOKE AND CARBON MONOXIDE DETECTORS

Common Areas 87. Smoke Detectors

- Not operational: One smoke detector tested per inspected common area; detector does not work as designed

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

- No smoke detector: No smoke detectors in common area
- Operational: One smoke detector tested per inspected common area; detector works as designed

### Common Areas 88. Carbon Monoxide Detectors

- Not operational: One CO detector tested per inspected common area; detector does not work as designed
- No carbon monoxide detector: No CO detectors in common area
- Operational: One CO detector tested per inspected common area; detector works as designed

## WALKWAYS/STEPS

### Common Areas 89. Walkways/Steps

- Missing/damaged/loose: Walkways and steps have missing surfaces or are otherwise damaged
- A missing or loose handrailing
- No damage
- No walkway/steps

## CEILING

### Common Areas 90. Ceiling Buckling

- Bulging or buckling: Bulging, buckling, sagging, or a lack of horizontal alignment
- No bulging/buckling

### Common Areas 91. Ceiling Holes

- Large holes: Total area larger than 8½ inches × 11 inches
- A hole penetrates the area above
- More than three tiles or panels are missing
- Small holes: Total area not larger than 8½ inches × 11 inches
- No hole penetrates the area above
- No more than three tiles or panels are missing
- No holes observed

### Common Areas 92. Peeling/Needs Paint

- ≥2 square feet: More than 2 square feet of peeling or deteriorated paint in one or more common areas
- <2 square feet: Less than 2 square feet of peeling or deteriorated paint in one or more common areas
- All intact: All paint intact

### Common Areas 93. Water Stains/Water Damage

- ≥2 square feet: One or more ceiling(s) has evidence of a leak, water damage, or water staining (such as a darkened area) over a large area (more than 4 square feet)
- <2 square feet: One or more ceiling(s) has evidence of a leak, water damage, or water staining (such as a darkened area) over a small area (less than 4 square feet)
- No water stains/water damage

### Common Areas 94. Mold

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

≥4 square feet mold observed or musty odor detected: On one or more ceilings(s), mold is seen in a large area (more than 4 square feet) or there is a musty odor

<4 square feet visible mold: On one or more ceiling(s), mold is seen in a small area (less than 4 square feet)

No mold or musty odor

### Common Areas 95. Mold Source

Leaking roof

Leaking appliance

Leaking water pipe in wall or ceiling

Poor ventilation

Do not know

## FLOORS

### Common Areas 96. Floor Buckling

Yes: Bulging, buckling, sagging, or alignment problem

No: No bulging, buckling, sagging, or alignment problem

### Common Areas 97. Floor Covering

≥50% damaged: For one or more floor(s), more than 50% of the floor covering is damaged

Damage to the floor covering exposes the underlying material

10%–<50% damaged: An estimated 10%–50% of the floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas, exposed seams, or other defect. The covering is fully functional, and there is no safety hazard.

<10% damaged: Less than 10% of the floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas, exposed seams, or other defect. The covering is fully functional, and there is no safety hazard.

No damage observed on any of the floors

### Common Areas 98. Flooring/Tiles

≥50% missing or damaged: More than 50% of the flooring is affected by small holes and damage.

-OR-The condition causes a safety problem

10%–<50% missing or damaged: An estimated 10%–50% of the flooring has small holes in areas of the floor surface, but there are no safety problems

<10% missing or damaged: For a single floor, there are small holes in areas of the floor surface. Less than 10% of the floor is affected and there are no safety problems.

No damaged or missing flooring

### Common Areas 99. Peeling or Deteriorated Paint

≥2 square feet: Peeling or deteriorated paint in an area larger than 2 square feet in any one room or common area

<2 square feet: Peeling or deteriorated paint in an area smaller than 2 square feet in any one room or common area

No peeling or deteriorated paint

INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

Common Areas 100. Subfloor

- ≥4 square feet rotting or deteriorated: -BSHF BSFBT PG SPU (NPSF UIBO 4 TRVBSF GFFU) TFFO
- Applying weight to the floor causes noticeable deflection
- <4 square feet rotting or deteriorated
- Subfloor cannot be observed

Common Areas 101. Waters Stains/Water Damage

- ≥4 square feet: A large portion of one or more floors (more than 4 square feet) has been substantially saturated or damaged by water, mold, or mildew. Cracks, mold, and flaking are seen; the floor surface may have failed.
- <4 square feet: Evidence of a water stain (such as a darkened area) over a small area of floor (less than 4 square feet). Water may or may not be seen. Less than 10% of the floors are affected.
- No water stains/water damage

Common Areas 102. Mold

- ≥4 square feet mold observed or musty odor detected: On one or more floor(s) there is evidence of mold over a large area (more than 4 square feet)
- A musty odor is detected
- <4 square feet visible mold: On one or more floor(s) there is evidence of mold over a small area (less than 4 square feet)
- No visible mold present

**COMMENTS, COMMON AREAS SECTION**

**HOUSING UNIT (ITEMS 103–196)**

Items to inspect in this area are

- Bathroom
- Ceiling, floors, and walls
- Doors
- Electrical
- Water heater
- HVAC system
- Kitchen
- Laundry area
- Lighting
- Patio/porch/deck/balcony
- Smoke and carbon monoxide detectors
- Stairs
- Windows

**BATHROOM**

Housing Unit 103. Bathroom Cabinets

- Damaged: Shelves, vanity tops, or drawers damaged or doors not functioning as they should
- Missing: Shelves, vanity tops, drawers, or doors missing
- Both: Both damaged and missing elements seen
- No damage/missing cabinets

Housing Unit 104. Lavatory Sink

- ≥50% discoloration or cracks: The sink cannot be used because of extensive discoloration or cracks
- The sink or associated hardware is missing or has failed
- <50% discoloration or cracks: The sink can be used, but there are either cracks or extensive discoloration affecting less than 50% of the basin
- A stopper is missing
- No cracks/discoloration

Housing Unit 105. Plumbing Drain

- Drain completely clogged: Fixtures are not usable because the drain is completely clogged or shows extensive deterioration
- Slow drain: Water does not drain freely, but the fixtures can be used
- Drain working properly

Housing Unit 106. Plumbing Faucets/Fixtures

- Large water leak: There is a steady leak adversely affecting the area around it
- The faucet or pipe cannot be used
- Small water leak: There is a leak or drip contained by the basin
- No leaks observed

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

### Housing Unit 107. Water Temperature

- Only hot water present, but not hotter than 120°F
- Only cold water present
- Hot and cold water present

### Housing Unit 108. Water Pressure

- Inadequate at any bathroom plumbing fixtures
- Adequate at all bathroom plumbing fixtures

### Housing Unit 109. Shower/Tub Surface

- ≥50% of surface area damaged, inoperable or missing: The shower or tub can be used but there are cracks or extensive discoloration in more than 50% of the basin surface area
- The shower or tub cannot be used for any reason
- The shower, tub, faucets, drains, or associated hardware are missing or have failed
- <50% of surface area damaged: The shower or tub can be used but there are cracks or extensive discoloration in less than 50% of the surface area of the basin or stall
- No damage

### Housing Unit 110. Shower/Tub Grab Bars

- Grab bars not installed
- Grab bars improperly installed
- Grab bars are properly installed inside and outside of tub

### Housing Unit 111. Bathroom Exhaust

- Exhaust fan not working
- No exhaust fan or window present
- Exhaust fan working

### Housing Unit 112. Toilet

- Toilet seat and/or bowl cracked or broken: Fixture elements (seat, flush handle, cover, etc.) are missing or damaged
- There is a hazardous condition: REPORT TO BUILDING MANAGEMENT/OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION
- The bowl is fractured or broken and cannot retain water
- The water closet/toilet is missing
- The water closet/toilet cannot be flushed because of obstruction or another defect
- Toilet seat cracked or broken
- Not cracked or broken: A water closet/toilet is not damaged and functions properly

### Housing Unit 113. Toilet Grab Bars

- Grab bars not installed
- Grab bars improperly installed
- Grab bars properly installed next to toilet

NOTE: Applies to households with elderly residents or a resident with a physical handicap.

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

Housing Unit 114. Shower/Bath/Toilet Caulking and/or Seals

- Deteriorated caulk/seals
- No deterioration observed

Housing Unit 115. Bathroom Call-for-Aid

- Damaged or not working
- Missing
- No call-for-aid unit
- No damage/working/not missing

NOTE: Applies to households with elderly residents or a resident with a physical handicap.

Housing Unit 116. Permanent Carpet on Bathroom Floor

- Permanent carpet: Does not include removable bath mats
- No permanent carpet: Bathroom floor is a hard, cleanable surface

### CEILING, FLOORS, AND WALLS

Housing Unit 117. Bulging/Buckling

- Bulging, buckling, or alignment problem: Bulging, buckling, sagging, or alignment problem.
- No bulging, buckling, or alignment problem

Housing Unit 118. Holes

- Large holes  $\geq 8\frac{1}{2}$  inches  $\times$  11 inches: A hole is larger  $8\frac{1}{2}$  inches by 11 inches but it does not penetrate the area above or adjacent
- More than three tiles or panels are missing
- There is a crack more than  $\frac{1}{8}$ -inch wide and 11 inches long
- A hole penetrates the area above or adjacent
- Medium-sized holes present: Holes less than  $8\frac{1}{2}$  inches  $\times$  11 inches in area
- No hole penetrates the area above or adjacent
- No more than three tiles or panels are missing
- Small holes present: Holes smaller than  $8\frac{1}{2}$  inches  $\times$   $\frac{1}{2}$  inches (do not count pinholes) in total hole area.
- No holes observed

Housing Unit 119. Peeling/Needs Paint

- $\geq 2$  square feet damage: Peeling or deteriorated paint in an area larger than 2 square feet in any one room
- $< 2$  square feet damage: Peeling or deteriorated paint in an area smaller than 2 square feet in any one room
- No damage/peeling paint

Housing Unit 120. Water Stains/Water Damage

- $\geq 4$  square feet water stains/water damage: Any one ceiling, floor, or wall has evidence of water stains/water damage, a leak over a large area. Water may or may not be visible.
- $< 4$  square feet water stains/water damage: Any one ceiling, floor, or wall has evidence of water stains/water damage, a leak over a small area. Water may or may not be visible.

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

No water stains/water damage

Housing Unit 121. Condensation on Windows

Condensation on windows, doors, walls

No condensation on windows, doors, walls

Housing Unit 122. Mold

≥4 square feet visible mold present or musty odor detected: Any one ceiling, floor, or wall has visible mold over a large area (4 square feet or more)

A musty odor is detected

<4 square feet visible mold present: Any one ceiling, floor, or wall has visible mold over a small area (less than 4 square feet)

No mold observed or musty odor detected

Housing Unit 123. Mold Source

Leaking roof

Leaking appliance

Leaking water pipe in wall or ceiling

Poor ventilation

Do not know

### **DOORS**

Housing Unit 124. Door Surface

≥1 inch: One door has a hole or holes equal to or larger than 1 inch in diameter in total surface area, significant peeling/cracking/no paint, rust that affects the integrity of the door surface, or broken/missing glass

¼ inch to 1 inch diameter: One interior door—not a bathroom or entry door—has a hole or holes or peeling cracking no paint, or rust with a diameter ranging from ¼ inch to 1 inch in total surface area

No damaged surface observed

Housing Unit 125. Frame/Threshold/Lintel/Trim

Bathroom or entry door not working (closing, opening and/or latching): At least one bathroom door or entry door is not functioning or cannot be locked because of damage to the frame, threshold, lintel, or trim or door hardware

At least one interior door not working (closing, opening and/or latching): At least one door is not functioning or cannot be locked because of damage to the frame, threshold, lintel, or trim or hardware

Both: Both bathroom or entry door and other interior door not working

No damage observed: All doors functioning

Housing Unit 126. Seals (Entry Only)

Entry door seals deteriorated/missing: The seals are missing on one or more entry door(s), or they are so damaged that they do not function as they should

No damage observed

Housing Unit 127. Door Missing



## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

Bathroom door missing

One or more missing (not bathroom or entry): A door is missing, but it is not a bathroom door or entry door

Entry door missing

None missing

### Housing Unit 128. Deadbolt Locks

Deadbolt locks cannot be unlocked from the inside without a key

No deadbolt locks

Deadbolt locks can be unlocked from the inside without a key

### Housing Unit 129. Door Lock Operation

Door locks cannot be operated by a child in an emergency

No door locks

Door locks can be operated by a child in an emergency

## **ELECTRICAL**

### Housing Unit 130. Electrical Panel Access

Yes: One or more fixed items or items of sufficient size and weight can impede access to the unit's electrical panel during an emergency

No: Access is not impeded

### Housing Unit 131. Breakers/Fuses

Damaged breakers or fuses, frayed wiring, arcing scars: Carbon residue, melted breakers, or arcing scars

Missing breakers/open panels/missing covers: Missing breakers or open panels (breaker port or receptacle or panel cover)

Improper fusing: Fuse receptacles with improper or bypassed fuses

Access blocked; could not inspect: Electrical system could not be visually accessed due to blockage or inaccessibility

No deficiency observed

### Housing Unit 132. Water Leaks or Corrosion Near Electrical Systems

Yes: Any leaks or corrosion

Any stains or rust on the interior of electrical enclosures

Any evidence of water leaks in the enclosure or any hardware deficiency (such as nicks, abrasions, or fraying of the insulation that expose wires that conduct current). NOTE: Do not consider this a deficiency for wires that are not intended to be insulated, such as grounding wires.

No: Leaks or corrosion not observed

### Housing Unit 133. Wiring

Deteriorated electrical insulation: Nicks, abrasions, or fraying of the insulation that exposes any conducting wire

No deterioration

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

### Housing Unit 134. Ground Fault Circuit Interrupters (GFCI)

- Inoperable or missing
- Operable

### Housing Unit 135. Arc Fault Circuit Interrupters (AFCI)

- Inoperable or missing
- Operable

### Housing Unit 136. Missing or Broken Electrical Covers

- Exposed wiring: An open breaker port or exposed wiring
- A cover is missing and electrical connections are exposed
- None missing/broken/exposed

### Housing Unit 137. Child Tamper-resistant Outlet Covers

- No tamper-resistant outlet covers in units with young children
- Installed tamper-resistant outlet covers in units with young children
- Not applicable (no young children in unit)

### Housing Unit 138. Extension Cord Use

- Extension cords not used properly: Extension cords under carpets or across doorways
- Too many appliances plugged into one extension cord
- Extension cords used properly: Extension cords not draped across doorways or under carpets and not overloaded with too many appliances
- No extension cord use

### Housing Unit 139. Extension Cord Condition

- Not good: Extension cords cracked or frayed
- Good: Extension cords not cracked or frayed
- No extension cord use

## **WATER HEATER**

### Housing Unit 140. Water Heater Exhaust

- Misaligned: Any misalignment that may cause improper or dangerous venting of gases.
- Not misaligned
- Does not apply: Electrical hot water or heater used instead of gas-fired or oil-fired unit
- No water heater inside unit.

### Housing Unit 141. Water Temperature

- Temperature set at or above 120°F
- No hot water
- Temperature set below 120°F

### Housing Unit 142. Leaks

- Water leak observed
- No water leak observed

INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

Housing Unit 143. Water Heater Temperature/Pressure Relief Valve

- Absent
- Present

Housing Unit 144. Water Heater Secured

- Not strapped down
- Strapped down

**HVAC SYSTEM**

Housing Unit 145. General Rust/Corrosion (HVAC)

Significant rust/corrosion: Significant deterioration from rust and corrosion on HVAC units in the dwelling unit (includes ducts, radiators, baseboard heaters, etc.). The system does not provide sufficient heating or cooling.

Surface rust/corrosion: Deterioration from rust and corrosion on HVAC units in the dwelling unit (includes ducts, radiators, baseboard heaters, etc.). The system still provides sufficient heating or cooling.

No rust/corrosion in HVAC units in the dwelling unit (includes ducts, radiators, baseboard heaters, etc.)

Housing Unit 146. HVAC Operation

Not working: HVAC system does not function; it does not provide the heating or cooling it should. The system does not respond when the controls are engaged.

Working

Housing Unit 147. Supply Air for HVAC

- Supply (return) air entirely from living area
- No forced air system present
- Supply (return) air includes fresh (outdoor) air

Housing Unit 148. HVAC Filters

- Need replacement
- Clean
- Not applicable

Housing Unit 149. HVAC Exhaust Ventilation System

Reversed air flow in chimney observed: REPORT TO BUILDING MANAGEMENT/OWNER IMMEDIATELY AND RECORD SPECIFICS IN THE COMMENTS SECTION

Misaligned, damaged, blocked, rusted, corroded, or disconnected

Not misaligned, damaged, blocked, or disconnected

No exhaust ventilation required (e.g., electric or no HVAC systems in unit)

Housing Unit 150. HVAC Noise

Noisy/vibrating/leaking: HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

- Not noisy
- Does not apply: No HVAC inside unit

### Housing Unit 151. Space Heaters

- Space heaters used in unit are not at least 3 feet from anything that can burn
- Space heaters used in unit are at least 3 feet from anything that can burn
- Not applicable: No space heaters used in unit

### Housing Unit 152. Fireplace Screen

- Fireplace does not have a sturdy screen to catch sparks
- Fireplace has a sturdy screen to catch sparks
- Not applicable: No fireplace in unit

### Housing Unit 153. Fireplace Dampers

- Fireplace dampers not operational
- Fireplace dampers operational
- Not applicable: No fireplace in unit

### Housing Unit 154. Wood Stove Barrier

- No barrier to keep children from getting too close to wood stove surfaces
- Barrier in place to keep children away from wood stove surfaces
- Not applicable: No wood stove in unit

## **KITCHEN**

### Housing Unit 155. Cabinets

- ≥50% cabinets or cabinet doors missing: More than 50% of the cabinets or doors are missing
- <50% cabinets or cabinet doors missing: Less than 50% of the cabinets, doors, or shelves are missing
- No doors missing

### Housing Unit 156. Cabinet Damage

- ≥20% damaged or laminate separation
- <20% damaged or laminate separation
- No damage or laminate separation

### Housing Unit 157. Countertops

- ≥20% missing/damaged: More than 20% of the countertop working surface is missing, deteriorated, or damaged below the laminate. Countertop is not a sanitary surface on which to prepare food.
- <20% missing/damaged: 20% or less of the countertop working surface is missing, deteriorated, or damaged below the laminate. Countertop is not a sanitary surface on which to prepare food.
- No missing/damaged countertops

### Housing Unit 158. Dishwasher

- Not working: The dishwasher does not function as it should
- Working
- No dishwasher

INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

Housing Unit 159. Garbage Disposal

- Not working: The garbage disposal does not function as it should
- Working
- No garbage disposal

Housing Unit 160. Kitchen Drain

- Kitchen drain completely clogged: Drain completely clogged or extensively deteriorated
- Slow kitchen drain: Basin does not drain freely
- Kitchen drain working properly

Housing Unit 161. Kitchen Plumbing

- Steady leak/adverse effect: A steady leak is having an adverse affect on the surrounding area
- The kitchen faucet or pipe is not usable
- Leak contained by kitchen sink: A leak or drip is contained by the basin or pipes and the faucet is functioning properly
- No leak

Housing Unit 162. Electrical

- No GFCI near kitchen sink
- GFCI does not work properly
- GFCI is present and is functions when tested

Housing Unit 163. Water Temperature

- Only hot water present at kitchen plumbing fixtures
- Only cold water present at kitchen plumbing fixtures
- Hot and cold water present at kitchen plumbing fixtures

Housing Unit 164. Water Pressure

- Inadequate water pressure at kitchen plumbing fixtures
- Adequate water pressure at all kitchen plumbing fixtures

Housing Unit 165. Range Hood

- Not working: Range hood does not turn on
- Partial blockage: An accumulation of dirt threatens the free passage of air
- Flue completely blocked
- No range hood/exhaust fan
- No blockage/functional: Range hood works properly

Housing Unit 166. Range or Stove

- Stove and/or oven missing
- Two or more burners not working
- One burner not working
- Stove and oven working

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

### Housing Unit 167. Refrigerator

- Refrigerator missing or inoperable
- Seals deteriorated: Refrigerator has an excessive accumulation of ice
- Seals around refrigerator doors are deteriorated
- Refrigerator does not cool adequately for the safe food storage (temperature above 40°F)
- Refrigerator functioning properly (temperature 40°F or below)

### Housing Unit 168. Kitchen Sink

- ≥50% discoloration, chips, or cracks or inoperable: Sink cannot be used because of extensive discoloration, chips, or cracks
- OR-Sink cannot be used because the sink or associated hardware is missing or has failed
- <50% discoloration, chips, or cracks: Sink can be used but cracks, chips, or extensive discoloration are seen in less than 50% of the basin
- A stopper is missing
- No cracks/discoloration/chips; sink operable

### Housing Unit 169. Permanent Carpet on Kitchen Floor

- Permanent carpet on kitchen floor (does not include removable mats)
- Kitchen floor is a hard, cleanable surface

### Housing Unit 170. Cleaning Products

- Cleaning products not stored out of the reach of children
- Cleaning products stored out of the reach of children
- No cleaning products stored in kitchen area

## LAUNDRY AREA

### Housing Unit 171. Clothes Dryer

- Vent missing: Dryer vent to outside is missing
- Vent damaged: Dryer exhaust is not effectively vented to the outside because of blockage or inadequate design or is vented into the interior
- Vent not missing or damaged: Exhaust vent is functioning properly
- No dryer

### Housing Unit 172. Exhaust Duct from Dryer

- Flexible plastic: Dryer exhaust duct is made of flexible plastic
- Flexible metal: Dryer exhaust duct is made of flexible metal
- Other: Wood or other combustible material
- Rigid metal: Dryer exhaust duct is made of rigid metal

### Housing Unit 173. Dryer Venting

- Dryer vents to basement
- Dryer vents to attic
- Dryer vents to crawl space
- Other:
- Dryer vents to outside

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

### LIGHTING

Housing Unit 174. Interior Housing Unit Lighting

One or more lights missing: In one or more rooms in a unit, a permanent lighting fixture is missing, and no other switched light source is functioning in the room

One or more lights not working: In one or more rooms in a unit, a permanent lighting fixture is not working, and no other switched light source is functioning in the room

All lights working/none missing

Housing Unit 175. Outlets/Switches

Broken, wires exposed: Broken cover plates with wires exposed

Outlets or switches missing

Broken, but no exposed wires

No broken cover plates

### PATIO/PORCH/DECK/BALCONY

Housing Unit 176. Railings

Missing: The baluster or side rails are missing

Loose or damaged: The baluster or side rails enclosing this area are loose or damaged

No damage

Housing Unit 177. Electrical Outlets

No GFCIs present

GFCIs not functional

GFCIs present and functional

No exterior outlets

Housing Unit 178. Spindles and Railings

Missing: Spindles or railings missing on porch, deck, or balcony

Present: Spindles and railings present on porch, deck, or balcony

Not applicable: No porch, deck, or balcony

Housing Unit 179. Spindles and Railings: Condition

Damaged

Loose

Too low

Too far apart

Missing

Good condition and properly spaced

Not applicable: No porch, deck, or balcony

Housing Unit 180. Spindles

Spindles more than 4 inches apart

Spindles not more than 4 inches apart

Not applicable: No porch, deck, or balcony

## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

### Housing Unit 181. Railing Height

- Railing is not between 30 and 42 inches in height
- Railing is between 30 and 42 inches in height
- Not applicable: No porch, deck, or balcony

### Housing Unit 182. Patio Surface

- $\geq \frac{3}{4}$  inch displacement
- $\leq \frac{3}{4}$  inch displacement
- Uneven steps
- No cracks/level

## **SMOKE AND CARBON MONOXIDE DETECTORS**

### Housing Unit 183. Smoke Detectors

- Not operational: At least one smoke detector tested in each unit; detector does not work as designed
- No smoke detector present: No smoke detector in unit
- Operational: One smoke detector tested in each unit (if feasible); detector works as designed

### Housing Unit 184. Smoke Detector Location

- No smoke detectors in unit
- Smoke detectors in home, but not on every level, outside each bedroom, and in a common living area
- Smoke detectors on every level of the home, outside each bedroom, and in a common living area

### Housing Unit 185. Smoke Detector Power

- No smoke detectors in unit
- Smoke detector powered by main electrical supply without battery backup
- Smoke detector powered by battery
- Smoke detector powered by main electrical supply with battery backup

### Housing Unit 186. CO Detectors

- Not operational: At least one CO detector tested in each unit; detector does not work as designed
- No CO detector present: No CO detector in unit
- Operational: All CO detectors tested in each unit (if feasible); all detector(s) work as designed

### Housing Unit 187. CO Detector Location

- No CO detectors in unit
- CO detector in dwelling unit but not near bedroom area
- CO detector near bedroom area

### Housing Unit 188. Fire Extinguisher

- No fire extinguisher present
- Fire extinguisher present in home
- Fire extinguisher present in home and charged



## INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

### STAIRS

Housing Unit 189. Stair Railings

- Missing: Handrail missing
- Broken, insecure, or missing: Handrail damaged, loose, or otherwise unusable or insecure
- Handrail present on both sides and not broken, missing, or insecure
- Does not apply: No stairs or three or fewer stairs

Housing Unit 190. Steps: Condition

- One or more broken or missing: One or more steps are broken or missing
- Not broken or missing: No broken or missing steps
- Does not apply: No steps

Housing Unit 191. Steps: Covering

- No covering on stairs
- Covering on stairs is not firmly attached or is poor condition
- Covering on stairs (e.g., nonslip tread covers) is firmly attached and in good condition

### WINDOWS

Housing Unit 192. Windows

- One or more windows missing
- One or more windows cracked or broken
- One or more windows cannot be opened
- All windows intact and can be opened

Housing Unit 193. Window Sills

- Missing or damaged: A sill is missing or damaged, but the inside of the surrounding wall is not exposed and is still weathertight
- Not weathertight: A sill is missing or damaged enough to expose the inside of the surrounding wall and compromise its weather tightness
- Not missing or damaged

Housing Unit 194. Window Locks

- Not functioning and cannot be secured/locked
- Not functioning but can be secured/locked
- Functioning and lockable

Housing Unit 195. Window Caulking/Seals

- Missing/deteriorated (leaks present): There is missing or deteriorated caulk or seals and evidence of leaks or damage to the window or surrounding structure
- Missing/deteriorated (no leaks): There is missing or deteriorated caulk on windows, but there is no evidence of damage to the window or surrounding structure
- Not missing/deteriorated

Housing Unit 196. Window Paint

- Deteriorating paint: Deteriorating paint or a window that needs paint on 10% or more of its surface

INTERNACHI® HEALTHY HOMES VISUAL INSPECTION CHECKLIST

\_\_No deteriorating paint: All paint intact or deteriorating paint on less than 10% of the surface

**COMMENTS, HOUSING UNIT SECTION**

**OTHER ITEMS (ITEMS 197–229)**

Issues to assess in this area include

- Garbage and debris
- Injury hazards
- Childproofing measures
- Poisoning hazards
- Pest hazards
- Moisture hazards
- Swimming pool, spa, or whirlpool
- Other hazards

**GARBAGE AND DEBRIS**

Other 197. Indoors

Garbage and debris not properly stored: Missing, uncovered, or leaking container

Garbage and debris properly stored

Other 198. Outdoors

Garbage and debris not properly stored: Missing, uncovered, or leaking container

Garbage and debris properly stored

**INJURY HAZARDS**

Other 199. Sharp Edges

Yes: Physical hazard present that could produce a skin cut or injury

No: Sharp edges not present

Other 200. Trip Hazards

Yes: Tripping hazards present

No: Tripping hazards not present

Other 201. Garage Door Opener

Garage door does not reverse properly

Garage door opener reverses properly

No garage door or no garage

**CHILDPROOFING MEASURES**

Other 202. Window Cords (Strangulation Hazard)

Yes: Window cords looped or tied together

No: Window cords not looped or tied together

Other 203. Window Guards

Missing or not operational

Present and operational

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Other 204. Cabinet Locks

Childproof cabinet locks missing or not operational

Childproof cabinet locks in place and operational

Other 205. Water Safety

Toilets not covered (toilet lids open)

Toilets covered (toilet lids closed)

Other 206. Chemicals, Pesticides, Cleaning Supplies, or Medications Stored Within Easy Reach of Children

Yes

No

Other 207. Hobbies

Evidence of household hobbies that could pose a risk to young children

No evidence of household hobbies that could pose a risk to young children

**POISONING HAZARDS**

Other 208. Unvented Combustion Appliances

Yes: Unvented combustion appliances (e.g., fuel-fired space heaters, gas clothes dryers, gas logs, charcoal, stoves etc.) present

No: Unvented combustion appliances (e.g., fuel-fired space heaters, gas clothes dryers, gas logs, charcoal, stoves etc.) not present

Other 209. Attached Garage

Attached garage not sealed from living area

Do not know: Not sure whether attached garage sealed from living area

Attached garage sealed from living area

Not applicable: No attached garage

**PEST HAZARDS**

Other 210. Infestation: Roaches

Frass or shells

One or more live roaches

No roaches or roach evidence

Other 211. Infestation: Rats or Mice

Droppings or chewed holes

One or more rats/mice

No rats/mice/droppings/holes

Other 212. Other Insects or Vermin

Yes: Other insects or vermin seen

No: Other insects or vermin not seen

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Other 213. Termite Tunnels

Yes: Termite tunnels

No: No termite tunnels

**MOISTURE HAZARDS**

Other 214. Sources of Excessive Humidity Present

Yes: Sources of humidity (e.g., humidifier, dryer vented inside, uncovered fish tank) present

No: Sources of humidity (e.g., humidifier, dryer vented inside, uncovered fish tank) not present

Other 215. Moldy or Musty Odor Present

Yes

No

Other 216. Dehumidifier Present

No

Yes

**SWIMMING POOL, SPA, OR WHIRLPOOL**

Other 217. Fencing and Gates

Missing or broken fencing or gate

Damaged fencing or gate open

Pool surrounded by undamaged three-sided fencing (house acts as fourth side)

Pool surrounded by undamaged four-sided fencing

Other 218. Doors and Gates

All doors and gates to swimming pool and spa areas do not close and latch automatically

All doors and gates to swimming pool and spa areas close and latch automatically

Other 219. Latches

Latching devices are not at least 48 inches from the ground

Latching devices are not self-closing, self-latching

Self-closing, self-latching devices are at least 48 inches from the ground

Other 220. Safety Equipment (Swimming Pool)

None

Life ring

Shepherd's hook

Both life ring and shepard's hook

Other 221. GFCI

No GFCI in area

GFCI present but not working

GFCI present and working in area

Other 222. Drain Cover

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Drain cover missing or broken: SHUT DOWN POOL, SPA, OR WHIRLPOOL IMMEDIATELY AND REPORT TO BUILDING MANAGEMENT/OWNER. RECORD SPECIFICS IN THE COMMENTS SECTION.

Drain cover in place and not broken

Other 223. Safety Cover

No safety cover on spa

Unlocked safety cover on spa

Locked safety cover on spa

**OTHER HAZARDS**

Other 224. Visible Dust on Surfaces

Heavy

Slight

No visible dust on surfaces

Other 225. Air Cleaning Device Present

Yes

No

Other 226. Ozone Generator Present

Yes

No

Other 227. Pets Present

Yes

No

Other 228. Tobacco Smoke or Odor Present

Yes

No

Other 229. Other Hazards

Yes

No

**COMMENTS, OTHER ITEMS SECTION**