



Texas Department of Housing and Community Affairs

Initial Inspection Checklist for Housing Rehabilitation

(When compliance with TMCS is required)

Homeowner's Name:	
Street Address:	
City, County, Zip:	
Year built (per CAD):	
Lot size (OSSF only):	
Local building code:	
Flood Zone designation:	

Contract Administrator:	
TDHCA Contract Activity #:	
Inspector's Name:	
Inspector's Email Address:	
Date of the Inspection:	
Weather Conditions:	

NOTE:

- 1. DISCLAIMER:** When the system in question requires the evaluation of a licensed professional, the Inspector shall indicate such in the comment section for electrical, plumbing, mechanical, and structural items.
- 2. Inspect and comment on EVERY ITEM.** If the item doesn't apply or is not present, indicate "N/A".
- 3. Digital color photos documenting every item in this report are required.**
- 4. Use graph sheets to sketch the layout and orientation of the structure.**

Site Conditions	
Comment:	Is grade slope level, positive (sloping away from the structure) or negative (sloping towards the structure):
Comment:	Are there trees or shrubs that are damaging the structure or presenting a hazard:
Comment:	Are improperly stored garbage, trash, non-working vehicles, unused appliances, etc present:
Comment:	Is there standing water or soggy areas on the property? What is the probable source or cause? Are there objects that could trap water, such as old tires, creating a mosquito breeding hazard:
Comment:	Driveway, sidewalks – dimensions, material and condition:
Comment:	Garage, carport, tool shed or other out buildings – type and condition:
Comment:	Presence of LP gas or propane fuel tanks – location, size and condition, re-filled on-site or off-site?
Water Service	
Comment:	Type – private well or public:
Comment:	Location of water meter – size of supply line,? What is the tested water pressure?:
Comment:	Interior distribution - material type, condition and location (in slab, crawl space or attic?):
Comment:	Exterior hose bibs – backflow preventers present? Sealed wall penetrations?:
Comment:	Any evidence or report of leakage? 30 minute test result for system leakage? Any water hammer sounds? :

Waste, Drains & Sewer	
Comment:	Type of Sewer Service: public, OSSF (aerobic, gravity/field lines, cesspool):
Comment:	Condition of OSSF, age, permitted? Last inspection date or cleaning?:
Comment:	If an aerobic system, when was the system installed? Is a service contract in place?:
Comment:	Are interior drains functioning properly (tested?):
Comment:	Is the waste and drain system properly vented?:
Electric Service	
IMPORTANT WARNING:	ONLY A TRAINED PROFESSIONAL SHOULD REMOVE THE COVER OF AN ELECTRICAL PANEL
Comment:	Where is the service panel (entrance panel) located? Where are subpanels (if any) located?
Comment:	Is there three-wire service running to the house - two insulated hot conductors wrapped around a stranded bare aluminum/steel wire? Or is there outdated two-wire service?
Comment:	Do trees make contact with overhead service conductors? The utility company should be contacted to cut back trees and repair or replace any damaged wires.
Comment:	Do overhead service wires maintain the minimum clearances?
Comment:	Are service conductors and their sheathing intact or are any wires worn or damaged?
Comment:	Do service conductors enter the weatherhead through separate holes of an insulating bushing? Is there a drip loop?
Comment:	Is the service mast upright or leaning?
Comment:	Is the meter sealed? Is conduit fitting to the meter base watertight?
Comment:	Are all electrical panels in dry, accessible locations? Is dampness present or are there water stains on the walls or the floor near the panels? Is there rust on the panel(s)?
Comment:	Is there enough clearance to quickly get away from the panel should a mishap occur?
Comment:	What is the general level of workmanship? Does it look professionally done or makeshift?
Comment:	What is the condition of wiring around the panel(s)? Are electrical connections in covered boxes or are they exposed? Are cables adequately supported or do they sag?
Comment:	Is there a main breaker outside the house that can be accessed in an emergency?
Comment:	What is the capacity of the main disconnect breakers or fuses in the main panel?
Comment:	Is there room in the entrance panel to add circuits? 100 amp capacity is the minimum.
Comment:	Is the entrance panel a Federal Pacific or Zinsco brand? If so, it should be replaced.
Comment:	Are there unused openings in the panel face or open knockouts around the sides, top and bottom of the panel box?

Comment:	Are cable wires protected with bushings and/or strain relief clamps where they enter panel box holes or openings?
Comment:	Is the panel properly grounded?
Comment:	Are breaker panels or equipment outdated or discontinued brands? Does the panel contain different brands of breakers and, if so, are they approved for that panel?
Comment:	Are any circuits wired with 14 gauge or 12 gauge aluminum wiring?
Comment:	Do you see more than one wire attached to any single breaker, fuse or bus bar terminal?
Comment:	Are the main service panel housing (box), neutral wires, and grounding wires securely bonded in the main service panel?

Exterior	
Comment:	Foundation type and condition? Evidence of cracks in foundations or interior/exterior walls? Presence of trees or tree roots near the foundation?:
Comment:	If pier and beam foundation, are termite shields present and adequate:
Comment:	Foundation venting and insulation of crawlspace – type and condition:
Comment:	Vermin and/or subterranean termite infestation or evidence of damage:
Comment:	Foundation skirting - type and condition:
Comment:	Are hose bibs with backflow preventers present? Wall penetration sealed? Location(s):
Comment:	Exterior walls – type and condition:
Comment:	Windows – type, screens present, condition of exterior trim:
Comment:	Security bars on windows – are code compliant locking mechanisms present:
Comment:	Exterior doors – location, type (insulated metal or fiberglass, wood), width, hardware, condition:
Comment:	Storm/Screen/security doors – code compliant type of locking mechanism, condition:
Comment:	Porches, decks, patios, stairs, ramps, landings, handrails – material type and condition – height above grade:
Comment:	Roof – slope(s), type of roofing material, condition, missing shingles, penetrations, age of roofing , condition of roof decking, proper flashing at roof/wall intersections, condition of drip edge:
Comment:	Chimney - flashing – chimney cap/spark arrestor - condition:
Comment:	Soffit, fascia, venting, gutters, downspouts, splash blocks or means of diverting water at least five feet away from structure:
Living Room	

Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:
Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Window(s) dimensions, condition:
Comment:	Number and location of 120V electrical receptacles, condition:
Comment:	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Source of space heating and cooling, condition:

Dining Room	
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Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:
Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Window(s) dimensions, condition:
Comment:	Number and location of 120V electrical receptacles, condition:
Comment:	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Source of space heating and cooling, condition:

Hallways	
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Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:
Comment:	Wall material, paint? condition:

Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Window(s) dimensions, condition:
Comment:	Number and location of 120V electrical receptacles, condition:
Comment:	Ceiling light fixture present, switched at a wall, condition:
Comment:	Does this hallway have bedroom doors adjoining it? If so, are there working smoke alarms and, if applicable, a working carbon monoxide alarm or a combo smoke & CO alarm? Hardwired and interconnected or wirelessly interconnected?:
Comment:	Source of space heating and cooling, condition:
Comment:	Is there an attic access located in the hallway? Dimensions, type and condition:
Master Bedroom	
Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:
Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	Number and location of 120V electrical receptacles, condition:
Comment:	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Source of space heating and cooling, condition:
Comment:	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Master Bathroom	
Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:

Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
Comment:	Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
Comment:	Toilet, seat height, tank capacity, round or elongated, condition:
Comment:	Grab bars present, number, dimension, location, condition:
Comment:	Window(s) dimensions, location, safety glass, condition:
Comment:	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	Ceiling light fixture present, switched at a wall, condition:
Comment:	Exhaust fan present, with or without working light kit and/or heater, switched at a wall, exhausted to exterior, insulated duct in attic, on a GFCI protected, dedicated circuit, condition:
Comment:	Source of space heating and cooling, condition:
Comment:	Are a medicine cabinet and/or mirror and towel bars present; condition:
Comment:	Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Bathroom #2	
Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition ;
Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
Comment:	Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
Comment:	Toilet, seat height, tank capacity, round or elongated, condition:
Comment:	Grab bars present, number, dimension, location, condition:

Comment:	Window(s) dimensions, location, safety glass, condition:
Comment:	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	Ceiling light fixture present, switched at a wall, condition:
Comment:	Exhaust fan present, with or without working light kit, switched at a wall, exhausted to exterior, insulated duct in attic, CFM, GFCI protected on dedicated circuit, condition:
Comment:	Source of space heating and cooling, condition:
Comment:	Are a medicine cabinet and/or mirror and towel bars present; condition:
Comment:	Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Bedroom #2	
Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:
Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	Number and location of 120V electrical receptacles, condition:
Comment:	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Source of space heating and cooling, condition:
Comment:	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Bedroom #3	
Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:
Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:

Comment:	
	Interior door(s) dimensions, hardware, condition:
Comment:	
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	
	Number and location of 120V electrical receptacles, condition:
Comment:	
	Ceiling light fixture present, switched at a wall, condition:
Comment:	
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	
	Source of space heating and cooling, condition:
Comment:	
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	
Bedroom #4	
	Room Dimensions, including ceiling height:
Comment:	
	Ceiling material, water stains? condition:
Comment:	
	Wall material, paint? condition:
Comment:	
	Floor covering material, condition:
Comment:	
	Subfloor material, condition:
Comment:	
	Interior door(s) dimensions, hardware, condition:
Comment:	
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	
	Number and location of 120V electrical receptacles, Check all switched and receptacles for proper functioning. Condition?:
Comment:	
	Ceiling light fixture present, switched at a wall, condition:
Comment:	
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	
	Source of space heating and cooling, condition:
Comment:	
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	
Kitchen	
	Room Dimensions, including ceiling height:
Comment:	
	Ceiling material, water stains? condition:
Comment:	
	Wall material, paint? condition:
Comment:	

Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Window(s) dimensions, condition:
Comment:	Kitchen sink and faucet, water supply lines and valves, drain and P-trap, condition:
Comment:	Refrigerator - type, size, age, condition, on a dedicated circuit:
Comment:	Free-standing freezer - type, size, age, condition, on a dedicated circuit:
Comment:	Range/oven - fuel source, age, anti-tip mechanism installed, condition:
Comment:	Cooktop - fuel source, age, condition:
Comment:	Range vent hood, vented to the exterior, duct work in attic properly insulated, CFMs? condition:
Comment:	Wall oven - fuel source, age, condition:
Comment:	Microwave - location, condition, on a dedicated circuit
Comment:	Dishwasher - properly plumbed, hardwired or plugged into a GFCI protected receptacle, condition:
Comment:	Garbage Disposer - properly plumbed, hardwired or plugged into a GFCI protected receptacle, condition:
Comment:	Base cabinets, drawers, doors, hardware, countertop, total linear feet, condition:
Comment:	Wall cabinets, doors, hardware, total linear feet, condition:
Comment:	GFCI protected receptacles above the countertop, number, location, amperage, condition:
Laundry/Utility Room	
Comment:	Room Dimensions, including ceiling height:
Comment:	Ceiling material, water stains? condition:
Comment:	Wall material, paint? condition:
Comment:	Floor covering material, condition:
Comment:	Subfloor material, condition:
Comment:	Interior door(s) dimensions, hardware, condition:
Comment:	Window(s) dimensions, condition:
Comment:	Washer, location, properly plumbed and vented, condition:
Comment:	Dryer, location, fuel source, properly vented to the exterior, condition:

Comment:	Water heater properly sized for household?, functioning as intended? What is the temperature setting? location, fuel source, externally sourced combustion and dilution air, vented to exterior if gas fueled, TP&R valve properly installed, overflow drained to the exterior?
Comment:	
Comment:	Is there a door between the utility room and an attached garage? Is it a fire rated door?
Comment:	
Comment:	If there are gas fueled appliances in the utility room, is there an interconnected CO alarm present?
Comment:	
Garage/Carport	
Comment:	Is the garage or carport attached to the home or detached? Condition:
Comment:	
Comment:	If the garage is attached to the home, is it separated by a properly rated fire blocking and fire door?:
Comment:	
Comment:	Does the garage/carport have a GFCI protected electrical receptacle? Light fixture? Garage door opener?
Comment:	
Comment:	Are appliances such as washer, dryer, freezer, water heater located in the garage or carport?
Comment:	
Space Heating/Cooling	
Comment:	Central heating and cooling system – electric, natural gas or propane heating, tonnage or BTUs, age, condition,
Comment:	
Comment:	Duct system – in conditioned or unconditioned space, properly sealed, condition:
Comment:	
Comment:	Evaporative cooling system – location, size, age, condition:
Comment:	
Comment:	Wall furnace – natural gas or propane convection system:
Comment:	
Comment:	Window or through the wall AC units – location, size (BTUs), age, condition, power source, adequately insulated and supported?
Comment:	
Comment:	Space heaters – location, size, type - electric, natural gas or propane, unvented or vent free with Oxygen Depletion Sensor, condition:
Comment:	
Comment:	Thermostat – standard or programmable, condition:
Comment:	
Comment:	Fireplace, wood stove, chimney – condition:
Comment:	
Insulation	
Comment:	Exterior Walls – type and amount in inches or R-value, condition:
Comment:	
Comment:	Attic - type and amount in inches or R-value, condition:
Comment:	
Comment:	Attic access location, dimension, ladder present, insulated - type & amount in inches or R-value, condition:
Comment:	
Comment:	Weatherstripping on doors and windows, condition:
Comment:	