

# Inspecting an Historic Building

## Exterior

### Roof

- Is metal flashing at joints and intersections loose or damaged?
- Is there a gutter system?
- Is gutter system corroded, set at incorrect pitch, or undersized?
- Is ridge sagging?
- Is roofing material in good condition?
- Are tiles or shingles loose, missing, cracked, or worn?
- Are chimney(s) in good condition or missing?

### Foundation

- Are foundation walls and sills cracked?
- Does masonry or wood show signs of excessive dampness?
- Is there differential settlement or bulging?

### Walls

- Does masonry have loose bricks or stone, vertical cracks, open joints, or rust stains?
- Have previous repairs been completed correctly?
- Is stone or concrete crumbling or eroded?
- Is wood warped or rotted?
- Are walls straight or bulging?
- Is paint chalking, blistered, peeling, or cracked?
- Are there multiple layers of siding?

### Doors and Windows

- Are frames, sills, lintels, and sashes in good condition?
- Does glass require replacement or reglazing?
- Does size and location of doors and windows provide adequate exit and ventilation?

## **Decorative Elements**

Is cast-iron solid, rusted, corroded, or cracked?

Are wood elements, such as shutters and porch railings, rotted or missing?

Are terra-cotta or stone ornaments loose, eroded, or stained?

## **Interior**

### **Attic**

Are rafters and ceiling joists drooping or rotting?

Is sheathing stained or deteriorated?

Can you see daylight through the roof?

Is chimney in good condition.

### **Cellar**

Are floor joists and beams in good condition?

Are props or posts shimming up sagging floors?

Are walls and floors cracked or excessively damp?

Are there water stains?

### **Floors and Stairways**

Are floors or stairways excessively sloped or springy?

Is wood warped or decayed?

Is load bearing capacity sufficient for intended use?

### **Ceilings and Walls**

Are there bulges or cracks in the plaster?

Are decorative moldings and medallions broken or missing?

Is paint or wallpaper stained or peeling?

Are there newer finishes covering original finishes? (paneling, suspended ceiling)

## **Plumbing and Mechanical Systems**

Are pipes for water supply and waste disposal in good condition?

Are water pipes made of lead?

Do vents and traps on waste lines meet present code requirements?

Is HVAC system operational?

What kind of HVAC system is it?

What is the size of the electrical service?

Is the insulation on the wires sound or frayed?

Will electrical wiring, heating, ventilation, and fire protection systems have to be upgraded?