

NJ Historical Home Inspection Checklist

Use a checklist like this to make sure your historical home is performing at its highest level.

STRUCTURE

- Check the:
 - Foundation
 - Framing
 - Walls
 - Ceilings

- Look for signs of settling, cracks, or weakness in both the interior and exterior of the property.

EXTERIOR

- Examine the condition of the home's exterior including:
 - Siding
 - Paint
 - Windows
 - Doors.

- Be aware of any signs of rot, damage, or structural issues.

INTERIOR

- Check the condition of
 - Walls
 - Ceilings
 - Floors
 - Stairs.

- Look for cracks, damage, or signs of water leakage.

ROOF AND ATTIC

- Inspect the condition of the roof including the:

- *Shingles*
- *Gutters*
- *Flashings.*

In the attic, look for signs of leakage, poor insulation, and structure health.

PLUMBING

Evaluate the condition of all:

- *Pipes*
- *Drains*
- *Faucets.*

Check for leaks, signs of corrosion, and the overall functioning of the plumbing system.

ELECTRICAL

Inspect the:

- *Wiring*
- *Outlets*
- *Switches*
- *Circuit Breaker panels.*

Ensure that the system adheres to modern safety standards.

SMOKE AND CO ALARMS

Smoke alarms should be located inside every bedroom, and one in a common area on every level.

If you don't have photoelectric smoke alarms in your home, add them. This is a big deal. If you don't know what type you have, you probably don't have photoelectric smoke alarms.

CO alarms should be located within ten feet of every sleeping roomS.

Replace the batteries in your smoke alarms and carbon monoxide alarms and test them using the built-in test buttons.

- Check the age of your smoke and CO alarms; smoke alarms are good for up to ten years, CO alarms are good for between five and ten years. If they're any older, replace them.

HVAC SYSTEM

- Assess the condition of:

- Heating
- Ventilation
- Air conditioning units.

- Check for efficiency, maintenance history, and potential repairs.

FIREPLACES AND CHIMNEYS

- Inspect for damage, blockages, and the overall integrity and safety of the structure.

HISTORICAL ELEMENTS

- Pay special attention to original features such as:

- Woodwork
- Hardware
- Fireplaces
- Any architectural elements that contribute to the home's historical value.

Remember, historical homes may require specialized inspection due to their age and unique characteristics.

Always consider [hiring a professional](#) (like [Arch Inspections](#)) who is experienced with historical properties.