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in Adult Education Resource Center

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**Home remodeling—  
evaluation checklist**

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**Quick Facts**

When evaluating a house for "remodeling potential," location, lot, foundation and footings, structure, mechanical systems and the remodeling plan should be included.

Evaluation of location should consider the neighborhood, convenience to friends, activities and work, and whether remodeling is acceptable to neighboring properties.

Lot evaluation should include grading, orientation, landscaping, view, access, size and zoning regulations.

When evaluating structure and foundation, a person should keep in mind soil conditions, alignment, soundness, insulation, pest and moisture control, sturdiness and safety.

Evaluation of mechanical systems should include adequacy of electricity, water pressure, water heating, sewage disposal, heating systems and condition of fixtures.

The remodeling plan itself should enhance the exterior design, meet current building codes, provide adequate natural light, fire escapes, furniture arrangements and traffic patterns.

The family considering a remodeling project needs to evaluate the "remodeling potential" of the house.

Items that should be evaluated include location, lot, foundation and footings, structure, mechanical systems and the remodeling plan. As these items are evaluated with the aid of the following checklist, a family should think about their housing needs today and in the future. As a family changes, so do their housing needs.

**Location**

- Yes\_\_\_No\_\_\_ Is the house conveniently located to friends, relatives, schools, parks, shopping centers, church and place of work?
- Yes\_\_\_No\_\_\_ Is the neighborhood attractive, pleasing and well maintained?

- Yes\_\_\_No\_\_\_ Is the neighborhood free from heavy traffic, wind, dust, noise, odor and other forms of pollution?
- Yes\_\_\_No\_\_\_ Is the neighborhood and particularly the home free from threat of flooding?
- Yes\_\_\_No\_\_\_ Is the remodeling acceptable to neighboring properties—(their view maintained, no drainage problems, sunlight maintained, etc.)?
- Yes\_\_\_No\_\_\_ Is the neighborhood shown as residential on the community comprehensive plan (and therefore likely to remain residential)?

**Lot**

- Yes\_\_\_No\_\_\_ Is the property graded so that moisture will drain away from the house?
- Yes\_\_\_No\_\_\_ Is the house oriented so that maximum benefit and protection are provided from sunlight, wind, rain, and snow?
- Yes\_\_\_No\_\_\_ Is landscaping established to the point of being of significant value?
- Yes\_\_\_No\_\_\_ Is the view from the house pleasant and likely to remain unchanged?
- Yes\_\_\_No\_\_\_ Is it direct, simple and easy for persons walking and driving to get to the house?
- Yes\_\_\_No\_\_\_ Are the property lines located?
- Yes\_\_\_No\_\_\_ Is the lot big enough to avoid encoachment on a neighbor's property?
- Yes\_\_\_No\_\_\_ Does the land use (lot) comply with zoning regulations?

**Foundations and Footings**

- Yes\_\_\_No\_\_\_ Are soil conditions suitable so that an addition can be made and at reasonable cost (excavation and construction)?
- Yes\_\_\_No\_\_\_ Does the alignment of the foundation and footings appear to be straight and true?
- Yes\_\_\_No\_\_\_ Is the foundation sound and free from large cracks, deterioration and water damage?
- Yes\_\_\_No\_\_\_ Is siding at least 8 inches (20.3 cm) above the outside fill and free from decay?
- Yes\_\_\_No\_\_\_ If the house has a basement is the space free from excessive moisture (no water streaks or marks on floors and walls)?
- Yes\_\_\_No\_\_\_ Is there (or can there be added) a vapor barrier on the ground under a "crawlspcace" house?

**Structure**

- Yes\_\_\_No\_\_\_ Are floors sturdy and even? (Do furniture or accessories rattle when walking across the floor?)
- Yes\_\_\_No\_\_\_ Are walls and ceilings free from cracks, bulges and water spots?

<sup>1/</sup> Rosemary Kilmer, CSU assistant professor, residential design and home furnishings, and Betty Jo White, CSU assistant professor, housing (7/1/76)

- Yes \_\_\_ No \_\_\_ Are doors and windows tightly fitted, yet easy to open and close?
- Yes \_\_\_ No \_\_\_ Are the exterior walls free from excessive paint blistering and peeling (a possible sign of an improperly installed or missing vapor barrier)?
- Yes \_\_\_ No \_\_\_ Does the house have at least 3 inches (7.6 cm) of insulation in exterior walls and 6 to 10 inches (15.2-25.4 cm) in the ceiling between the uppermost living area and attic or roof (or is there the potential to conveniently install this insulation)?
- Yes \_\_\_ No \_\_\_ Is the roof free from sagging, bowed surfaces, or missing shingles?
- Yes \_\_\_ No \_\_\_ Are the flashings (around chimneys and dormers), gutters and downspouts in good repair (free from rust and holes)?
- Yes \_\_\_ No \_\_\_ Are there any pest control problems (termites, fungus, dry rot)?
- Yes \_\_\_ No \_\_\_ Are stairways (if any) sturdy and safe?

### Mechanical Systems

- Yes \_\_\_ No \_\_\_ Is the electrical system adequate for personal requirements? (Recommended is 100-amp service or more; 8 or more 110-volt circuits; at least one 110-volt outlet on each wall; and enough 220-volt outlets for major appliances.)
- Yes \_\_\_ No \_\_\_ Is the water supply line large enough to maintain adequate pressure when the toilets are flushed and the bathroom faucets are turned on at the same time?
- Yes \_\_\_ No \_\_\_ Will the water heater be adequate to meet additional demands after remodeling (at least 40 gallons [151.4 l] for a four-member family with washer)?
- Yes \_\_\_ No \_\_\_ Will the source of water be adequate, especially if it is from a well and if a washing machine or dishwasher are to be added?
- Yes \_\_\_ No \_\_\_ Will the existing method of sewage disposal be adequate, especially if a dishwasher, garbage disposal or washing machine is added?

- Yes \_\_\_ No \_\_\_ Does the design of a new bath or kitchen make use of existing plumbing hookups?
- Yes \_\_\_ No \_\_\_ Are the plumbing fixtures in good condition?
- Yes \_\_\_ No \_\_\_ Will the cost to replace old plumbing be prohibitive?
- Yes \_\_\_ No \_\_\_ Will the present heating system be adequate and efficient after improvements? (A check may be made with the utility company on rates for the area.)
- Yes \_\_\_ No \_\_\_ Will it be cheaper to install a new heating system instead of attempting to adapt the existing furnace?

### Remodeling Plan

- Yes \_\_\_ No \_\_\_ Will the design of the exterior of the addition fit or enhance the present exterior design?
- Yes \_\_\_ No \_\_\_ Has a check been made to see if the addition or change will alter the roofline or require major roof changes?
- Yes \_\_\_ No \_\_\_ If so, is the family willing to pay for these roof changes?
- Yes \_\_\_ No \_\_\_ Has a check been made to see if proposed changes will require the entire structure to be brought up to current building codes?
- Yes \_\_\_ No \_\_\_ If so, is the family willing to pay the additional cost to bring the existing structure up to code?
- Yes \_\_\_ No \_\_\_ Will the addition or change provide adequate natural light in the existing structure?
- Yes \_\_\_ No \_\_\_ If needed, can skylights, window walls or clerestory windows be added?
- Yes \_\_\_ No \_\_\_ Does the new plan allow for paths and means of escape in case of fire?
- Yes \_\_\_ No \_\_\_ Are the "new" house traffic patterns acceptable?
- Yes \_\_\_ No \_\_\_ Does the new area provide for suitable furniture arrangements?

The answers may now be reviewed. If there are quite a few in the "no" column, either remodeling is of questionable value or a great deal of money and time will need to be spent for personal satisfaction alone.