Siding Inspection Checklist: Cladding Trim and Moisture

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Property

INSPECTION DATE

INSPECTED BY

PROPERTY ADDRESS

OCCUPANCY

PRIMARY WALL COVERING

OTHER CLADDING ON THE SAME HOUSE

HOW THE WALLS WERE VIEWED

WEATHER DURING THE WALK

☐ Owner or agent present

Cladding field condition

Item	OK	Defect	N/A	Notes
Wall-covering type identified on all sides you can see	☐	☐	☐	
No incomplete, missing, or leftover-open cladding areas	☐	☐	☐	
No cracked, broken, melted, or missing pieces in the field	☐	☐	☐	
Cladding not loose, sagging, or pulling away from the wall	☐	☐	☐	
No widespread moisture stains, rust streaks, or peeling at the cladding	☐	☐	☐	
Joints where cladding meets another material are closed or flashed	☐	☐	☐	
Top of the wall at eaves, soffit, or fascia not open behind the cladding	☐	☐	☐	
Previous patches, replacements, or caulk repairs noted and not failing	☐	☐	☐	

Grade clearance and vegetation

Item	OK	Defect	N/A	Notes
Bottom of the cladding is not in soil or buried in mulch	☐	☐	☐	
No standing water against the cladding or at the starter course	☐	☐	☐	
Clearance from finished grade to the cladding bottom recorded in Notes	☐	☐	☐	
Clearance above roofs, decks, steps, and slabs recorded in Notes	☐	☐	☐	
Mulch, soil, and plantings not piled against the cladding	☐	☐	☐	
Sprinklers and irrigation not soaking the wall covering	☐	☐	☐	
Cladding does not bury the top of the foundation where the wall should drain	☐	☐	☐	

Shrubs and vines not holding moisture or abrading the cladding	☐	☐	☐	

Vinyl siding

Item	OK	Defect	N/A	Notes
Panels lock, lie flat, and are not buckled, wavy, or melted	☐	☐	☐	
No face nails or staples through the panel field	☐	☐	☐	
Visible fasteners are centered in slots and not driven tight to the hem	☐	☐	☐	
Panels are not jammed in corners or J-channel (expansion room visible)	☐	☐	☐	
J-channel at a roof-wall is not tight against the roofing	☐	☐	☐	
Overlaps and J-receivers are not caulked shut	☐	☐	☐	
Corner posts, starter, and J-trim at windows and doors are in place	☐	☐	☐	
Lights, hose bibs, and similar fixtures are on mounting blocks, not screwed through the face	☐	☐	☐	

Fiber-cement siding

Item	OK	Defect	N/A	Notes
No cracked, broken, or missing fiber-cement boards or panels	☐	☐	☐	
Lap siding overlaps, and exposed ends are caulked, H-covered, or on flashing	☐	☐	☐	
Horizontal joints in panel siding have Z-flashing or another closed detail	☐	☐	☐	
Gap above horizontal flashing is open, not caulked shut	☐	☐	☐	
Fiber-cement at roofs, decks, paths, and steps is not sitting in the surface	☐	☐	☐	
Fiber-cement not remaining in contact with standing water	☐	☐	☐	
Factory finish or paint not failing in large peeling or bare patches	☐	☐	☐	
Visible fasteners not over-driven, missing, or heavily rust-stained	☐	☐	☐	

Wood siding

Item	OK	Defect	N/A	Notes
No decay, soft spots, or fungal growth on visible wood cladding	☐	☐	☐	
Paint or stain still sheds water on the field and at end grain	☐	☐	☐	
Boards, shakes, or shingles not heavily cupped, split, or missing	☐	☐	☐	
Horizontal lap boards overlap, or panel joints are battened or flashed	☐	☐	☐	
Untreated wood siding, sheathing, or wall framing not at soil or a wet slab	☐	☐	☐	
Fasteners not heavily corroded or staining the wood in streaks	☐	☐	☐	
Wood shakes or shingles: doubled bottom course, and joints not stacked	☐	☐	☐	

Cut ends and butt joints sealed, battened, or on flashing, not raw and open	☐	☐	☐	

Stucco and EIFS

Item	OK	Defect	N/A	Notes
Finish identified as hard-coat stucco, EIFS, or uncertain	☐	☐	☐	
No wide cracks, bulges, or hollow-looking areas in the field	☐	☐	☐	
Stucco weep screed present at the bottom of stud walls and not buried	☐	☐	☐	
EIFS terminates above finished ground, not in soil	☐	☐	☐	
EIFS foam not exposed, crushed, or face-nailed through decorative trim	☐	☐	☐	
Sealant at windows, doors, and penetrations not split, missing, or pulling away	☐	☐	☐	
No staining, spalling, or soft finish at window and door corners	☐	☐	☐	
Control or expansion joints, if present, not failed or bridged with hard stucco	☐	☐	☐	
Stucco or EIFS junctions with siding, masonry, or roofs are flashed or sealed	☐	☐	☐	

Trim, flashing, and penetrations

Item	OK	Defect	N/A	Notes
Kickout or diverter flashing where a sloped roof dies into the wall cladding	☐	☐	☐	
Roof-to-wall step flashing or equivalent visible from the ground	☐	☐	☐	
Deck, porch, or stair attachment through the wall is flashed or sealed at the cladding	☐	☐	☐	
Visible drip cap or head flashing at windows, or a note that it is concealed	☐	☐	☐	
Visible drip cap or head flashing at exterior doors, or a note that it is concealed	☐	☐	☐	
Pipes, vents, lights, and hose bibs through the cladding are flashed or sealed	☐	☐	☐	
Corner boards, window trim, and skirt boards not rotten, loose, or missing	☐	☐	☐	
Cladding-to-chimney or masonry junction is flashed, not a raw butt joint	☐	☐	☐	
Any visible housewrap, felt, or drainage gap at a damage or detail is lapped shingle-fashion	☐	☐	☐	

Findings and sign-off

FINDINGS

ACTION

INSPECTOR SIGNATURE

OWNER OR AGENT SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.