

Home Inspection Checklist

Use this checklist as a guide when viewing homes to spot potential problems before you make an offer. Then, use it again as you walk through the house with your home inspector.

 Remember that this home inspection checklist is not a replacement for a professional inspection.

Exterior

- Foundation:** Look for cracks or signs of rot
- Drainage:** Check for standing water; ensure drainage is away from the house
- Exterior walls:** Make sure the walls are level with no sagging or bulging
- Siding:** Take note of the siding type and condition
- Roof:** Look for missing or damaged shingles; take note of the approximate age
- Eaves, fascias, and soffits:** Ensure they are in good condition
- Gutters and downspouts:** Attached securely and drain properly
- Chimneys:** Ensure they appear straight and in good condition
- Deck and handrails:** Look for rotten boards and inspect general condition
- Garage:** Test the garage door, check the general structure
- Yard and trees:** Look for dead or damaged trees, check landscaping is in good condition

Interior

- Windows and doors:** Ensure they lock, open and close properly; look for cracks or gaps
- Signs of mould:** Look for dark patches or stains
- Floors, walls, and ceilings:** Take note if floors, walls, and ceilings are level or warped/sagging
- Smoke and carbon monoxide detectors:** Ensure adequate detectors and test
- Stairways:** Make sure treads, risers, and handrails are solid

Plumbing

- Water pressure:** Ensure water pressure is acceptable
- Water colour:** Check for discolouration or smells
- Visible plumbing:** Look under the sinks and at other exposed pipes for signs of leaks
- Water heater:** Note the age and condition of the water heater and check for rust
- Water temperature:** Ensure the hot water is within an acceptable range
- Sump pump:** If applicable, make sure it's functioning properly
- Well and septic system:** Note if the home has a well and septic system; if so, additional inspections may be required

Electrical

- Electrical panel:** Note the age and type of the panel and if it has standard capacity
- Wiring:** Inspect any visible wiring; ensure cables are secure and protected
- Light switches:** Check all switches to ensure they are in working order
- Electrical outlets:** Test all outlets, make note of any ungrounded outlets

Heating and Cooling

- Heating and cooling system:** Note the age and type of heating and cooling systems; check if they are operational
- Ductwork:** Inspect exposed ductwork for rust or signs of air leaks
- Thermostats:** Ensure they are in working order
- Fireplaces and woodstoves:** Check for functionality; if wood, ensure it is WETT (Wood Energy Technology Transfer) certified
- Air filters:** Note if they are clean or if replacement is needed

Basement

- Moisture:** Note any dampness or evidence of water damage
- Foundation:** Look for foundation cracks inside, if visible
- Support beams:** Inspect visible support beams for signs of decay or damage
- Pests:** Look for evidence of pest infestations

Bathrooms

- Toilets:** Flush all toilets, ensure they are stable with no rocking or stains at the base
- Tiles:** Look for cracked tiles
- Bathtub and shower:** Ensure they are draining properly and there are no cracks
- Exhaust fan:** Test and ensure the exhaust fan is vented outside
- Moisture:** Look for signs of moisture damage

Kitchen

- Appliances:** Ensure they work properly
- Cupboards:** Open and close all cupboard doors
- Sink:** Ensure the sink drains properly and the faucets are in good condition
- Water damage:** Look for signs of water leaks around the sink and dishwasher
- Exhaust fan:** Check for functionality and venting

Attic

- Insulation and ventilation:** Look for insulation and ensure adequate ventilation
- Pests:** Look for evidence of pest infestations
- Structure:** Check for signs of structural damage or decay