

Home inspection checklist

Address _____ Date _____ Inspected by _____

Exterior and grounds

Item	OK	Monitor	Repair	Notes
Ground slopes away from the foundation				
Downspouts attached, clear and discharging				
Siding free of cracks, rot and gaps				
Exterior paint and caulk in good condition				
Driveway without trip hazards or major cracks				
Decks and railings solid; no rot at posts				
Trees and shrubs trimmed back from the house and roof				
Fences and retaining walls stable				

Roof

Item	OK	Monitor	Repair	Notes
Shingles or covering flat, not curling, cracked or missing				
Flashing around chimney, vents and skylights intact				
No sagging ridge or roof plane				
Chimney cap present; masonry sound				
Visible roof age noted (ask seller for records)				

Foundation and structure

Item	OK	Monitor	Repair	Notes
No large or widening cracks in foundation walls				
No signs of water entry, efflorescence or tide marks				
Floors reasonably level; doors close properly				
No visible rot or insect damage in framing				
Crawlspace vented or conditioned, with vapour barrier				

Plumbing

Item	OK	Monitor	Repair	Notes
Good water pressure at several fixtures at once				
No leaks under sinks or around toilets				
Drains empty quickly				
Water heater age noted; relief valve and discharge pipe				
Main water shut-off located and working				
Visible supply and drain pipe materials noted				

Electrical

Item	OK	Monitor	Repair	Notes
Panel accessible; breakers labelled				
No scorch marks, buzzing or warm				
GFCI protection in kitchens, bathrooms, garage and outdoors				
Outlets tested and working, no loose outlets				
No exposed wiring or open junction boxes				
Smoke and CO alarms present and working				

Heating and cooling

Item	OK	Monitor	Repair	Notes
System starts and heats/cools				
Filter clean; service records available				
Approximate age of furnace/boiler/heat pump noted				
No gas smell; flue connected				
Air flow at registers in every room				

Interior

Item	OK	Monitor	Repair	Notes
Walls and ceilings free of water stains				
Windows open, close and lock				
Doors latch; no sticking				
Stairs and handrails secure				
Flooring free of soft spots				
No musty odours				

Kitchen

Item	OK	Monitor	Repair	Notes
Appliances operate				
Range hood vents properly				
Cabinets and counters secure				
No leaks under sink; dishwasher drains				
GFCI outlets near water				

Bathrooms

Item	OK	Monitor	Repair	Notes
Toilets flush and don't rock				
Tub and shower caulk and grout intact				
Exhaust fan works and vents outdoors				
No soft floor near toilet or tub				
Hot water arrives in reasonable time				

Attic

Item	OK	Monitor	Repair	Notes
Insulation depth adequate and evenly spread				
No daylight through roof deck or signs of leaks				
Bedroom and kitchen fans vented outside, not into attic				
Ventilation present; no mould on sheathing				
No signs of pests				

Garage and safety

Item	OK	Monitor	Repair	Notes
Garage door fire-rated door				
Auto-reverse works between garage and house (where applicable)				
Visible signs of pests checked				
Radon, lead paint or asbestos concerns noted for specialist testing				
Pool or spa barriers and safety features (if present)				