

Date:	Address:					
Phone:						
² footage:	Lot Size:	Wide x	Deep	House:	Wide x	Deep



Home Evaluation and Inspection Checklist

Materials Checklist – Bring this stuff with you

- | | |
|---|--|
| <input type="checkbox"/> Binoculars (use to check out the roof) | <input type="checkbox"/> Flat head screw driver |
| <input type="checkbox"/> Camera | <input type="checkbox"/> Outlet tester |
| <input type="checkbox"/> Flashlight | <input type="checkbox"/> Work Gloves |
| <input type="checkbox"/> Tape Measure | <input type="checkbox"/> Breathing Mask (if you're going into the attic) |

General

Good Things

Number of bedrooms	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	Number of bathrooms	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Detached?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Study space?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Private Backyard?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Garage attached to house?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Linen closet?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2 car driveway?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Double sink in kitchen?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Tall cupboard for cleaning supplies on main floor?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Cupboard in main bathroom for cleaning products?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Stove in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Refrigerator in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Dishwasher in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
TTC accessible?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Sports equipment storage area?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

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Home theatre location potential?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Reasonable tax rate?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Trees on property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Close to shopping?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Carpeting upstairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Grounded plugs in all rooms?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Air conditioning?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Bad Things

Signs of rodents?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Signs of insects?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Signs of termites?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Impossible to remove design features?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Night light pollution (street lamp / nearby business/ etc...)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Zoning changes in neighbourhood	<input type="checkbox"/> Yes <input type="checkbox"/> No
Decreasing real estate values in the area?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 1 - Outside of House

Checking Lot & Drainage

Does the land around the house have a positive grade away from the building?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Gutters and Downspouts

Are they in need of repair?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they adequately drain water away from the house? If No, may cause foundation / interior wall damage - check!	<input type="checkbox"/> Yes <input type="checkbox"/> No

Look for areas around the house where the grass does not grow / there is mould.

Are there areas where water appears to stagnate / not drain away?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Fence / Deck posts

Are they in direct contact with the soil? If Yes, are they rotting?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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General Exterior / check the condition of:

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Fence quality?	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Bad
Patio quality?	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Bad
Decks quality?	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Bad

Trees and landscaping

Does everything appear to be in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any trees that may have to be removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Are there tree branches resting on:

overhead power lines?	<input type="checkbox"/> Yes <input type="checkbox"/> No
phone lines ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
house itself (may cause damage in the wind / pathway for insects to travel)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Look at the neighbouring lots

Drainage problems?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Tree problems (affecting your lot)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

2 – Examining Exterior Of House
Structural Situation - Look for signs that:

→ the house has shifted	<input type="checkbox"/> Yes <input type="checkbox"/> No
→ the house has sagged	<input type="checkbox"/> Yes <input type="checkbox"/> No
→ settled unevenly (could lead to doors sticking, walls cracking, pipes breaking)	<input type="checkbox"/> Yes <input type="checkbox"/> No
→ racking (windows that are parallelograms)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof Ridgeline - straight and level? If No, could indicate a settling problem.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Foundation - Are there cracks?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Finishing materials on outside of house

Brick

Are there cracks in the bricks? - If Yes – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there cracks in the mortar? - If Yes – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there caulk between the brick and any other finishing mat's? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there defective bricks? - If Yes – the brick is in need of replacement.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Wood surfaces

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Are there stains? - If Yes – how bad and where?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rot? - If Yes- how bad & where?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint flaking? - If Yes, - how bad & where? – probably only a cosmetic problem, but will still need to be dealt with.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Clearance between the ground and any wood surfaces Should be 5 - 6 inches to avoid giving water & insects a path into the wood. Acceptable number is 3 or above ... NO direct contact to the ground!!!	<input type="checkbox"/> Yes <input type="checkbox"/> No

Stucco exteriors

Are there any large cracks? - If Yes – indicated a structural problem that needs fixing.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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General

Are there stains on any of the siding materials on the house? – If Yes – why? – problem with gutter drainage, etc...	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Exterior windows & doors

Front Door

Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Side Door

Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Patio Door

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Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Back Door	
Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Front Window	
Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
West Side Window	
Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Back Window

Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No

East Side Window

Does the frame have any water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the frame have any rot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the glass ok? - If No, how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the paint job ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is glazing putty ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the caulking ok? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the caulking completely around the window / door frame? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Roof - Don't actually get on!!

Composition shingles – check for signs of aging. Are they of uniform colour?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they curl? - If Yes – indication they need to be replaced.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the granulation appear to have come off / starting to come off?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Look at all the flashing

Set in the masonry?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pieces overlap?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there roofing cement instead of flashing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof structure – does it sag?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there bird / rodent nests in any of the roof fixtures? – If Yes – they will need to be removed.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Check the soffets (the area under the overhang of the roof)

Is there water damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there insect damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the paint chip? - Chipping paint is an indication of poor air circulation.	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Gutters

Are they clean / maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are they rusted? - If Yes – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are they rotting? - If Yes – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they slope towards a drain?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are all the joints sealed? - If No – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Chimney

Is it leaning?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there cracks in the bricks? - If Yes – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there cracks in the mortar? - If Yes – how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there caulk between the brick and any other finishing mat's? - If No - how bad?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there defective bricks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cap – does it slope away from the flues? - If No – may cause drainage / leak damage.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there cracks in the cap?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 3 – Inspecting the attic and interior rooms

Attic

Be careful where you walk! You can only step where there is framing or you fall through the ceiling! If you do not feel comfortable in the attic - take a look around but do not climb in!

Does the underside of the roofing look solid? - If No – reason why?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there dark stains or damage around the roof penetrations?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there adequate venting?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the vents from the soffets blocked?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do all the venting pipes go all the way to the outside?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the signs of rodents or insects?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the wiring – are there any open splices?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Master Bedroom

Floors

Are they level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Are there satins on the carpets?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Walls	
Are they square and plumb?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there large cracks in the drywall? (small may be ignored as you can fix them the next time you paint)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there wall paper fold cracks? Are there drywall tape cracks? (both of the above are cosmetic and may be fixed the next time you paint the walls)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the walls bowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there stains on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Ceilings	
Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Windows HINT: Windows are a good indication on how the house as a whole has been maintained.	
Test opening the window – have they been painted shut?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rot on the window sill?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Doors	
Do they open / close easily?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the latch work properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Trim (window & other) (the 3 questions below are cosmetic in nature, but give an indication on how well built the house is)	
Are the corners mitred properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the trim securely fastened against the wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Were the nail holes puttied in before the trim was painted / varnished?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lights	
Do the lights dim when you turn on appliances?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Switches - Is the switch control positive?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Outlets	
Are there cords running underneath the carpet?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets scorched?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets warm?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Test a few of the outlets with a diagnostic tester (including ground test). Did they pass / fail?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Heating

Are there heating vents in all the habitable rooms in the house?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Smoke Detectors	
Is there a smoke detector outside of the bedrooms?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector at the top of the stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector on every level?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Check the closets

Is there water damage on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet / flooring ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No

First Bedroom

Floors

Are they level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there satins on the carpets?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Walls

Are they square and plumb?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there large cracks in the drywall? (small may be ignored as you can fix them the next time you paint)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there wall paper fold cracks? Are there drywall tape cracks? (both of the above are cosmetic and may be fixed the next time you paint the walls)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the walls bowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there stains on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Ceilings

Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Windows

HINT: Windows are a good indication on how the house as a whole has been maintained.

Test opening the window – have they been painted shut?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rot on the window sill?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Doors

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Do they open / close easily?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the latch work properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Trim (window & other) (the 3 questions below are cosmetic in nature, but give an indication on how well built the house is)	
Are the corners mitred properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the trim securely fastened against the wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Were the nail holes puttied in before the trim was painted / varnished?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lights	
Do the lights dim when you turn on appliances?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Switches - Is the switch control positive?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Outlets	
Are there cords running underneath the carpet?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets scorched?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets warm?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Test a few of the outlets with a diagnostic tester (including ground test). Did they pass / fail?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Heating	
Are there heating vents in all the habitable rooms in the house?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Smoke Detectors	
Is there a smoke detector outside of the bedrooms?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector at the top of the stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector on every level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the closets	
Is there water damage on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet / flooring ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Second Bedroom (and Third, if applicable)	
Floors	
Are they level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Are there wall paper fold cracks? Are there drywall tape cracks? (both of the above are cosmetic and may be fixed the next time you paint the walls)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the walls bowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there stains on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Ceilings	
Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Do the lights dim when you turn on appliances?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Switches - Is the switch control positive?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Outlets	
Are there cords running underneath the carpet?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets scorched?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets warm?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Test a few of the outlets with a diagnostic tester (including ground test). Did they pass / fail?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Smoke Detectors	
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Is there a smoke detector at the top of the stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector on every level?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Check the closets

Is there water damage on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet / flooring ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Bathroom (primary)

Is there ventilation (window / fan)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there an exterior window in the washroom?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a GFC outlet?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Check water pressure.

Turn on, full tilt, the sink faucet, the shower and flush the toilet. Observe the results. Proper water flow? If No – check the pipes in the basement (see step #5). If the pipes are galvanized steel, they may contain deposits on the inside and need replacing.	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

Toilet

Flush It - does it run?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does it take an excessive amount of time to fill up?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the base of the toilet for:	
Stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rotting wood?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Weak flooring?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the toilet rock? If Yes – indicates improper mounting, which could lead to rot.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Tub / Shower

Check around the base for:	
Leaks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Date:	Address:					
Phone:						
² footage:	Lot Size:	Wide x	Deep	House:	Wide x	Deep

Rotting wood?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the tiles in the shower mouldy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Push against the tiles. Do they move / give?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Push around :	
the faucet, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
shower head, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
soap dishes, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
the bottom row of tiles, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the date of the toilet (stamped either on the back of the tank or inside the top of the tank lid). It's an indication of when the toilet was installed – either when the house was built or the last time the bathroom was remodelled.	Date:
Fill up the sink & drain it.	
Is there proper flow?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there gurgling noises? If Yes – indicates improper venting of the pipes.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Bathroom (secondary – if applicable)

Is there ventilation (window / fan)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there an exterior window in the washroom?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a GFC outlet?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Check water pressure.

Turn on, full tilt, the sink faucet, the shower and flush the toilet. Observe the results. Proper water flow? If No – check the pipes in the basement (see step #5). If the pipes are galvanized steel, they may contain deposits on the inside and need replacing.	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

Toilet

Flush It - does it run?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does it take an excessive amount of time to fill up?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the base of the toilet for:	
Stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rotting wood?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Weak flooring?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the toilet rock? If Yes – indicates improper mounting, which could lead to rot.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Tub / Shower

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Date:	Address:			
Phone:				
² footage:	Lot Size:	Wide x	Deep	House: Wide x Deep

Check around the base for:	
Leaks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rotting wood?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the tiles in the shower mouldy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Push against the tiles. Do they move / give?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Push around :	
the faucet, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
shower head, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
soap dishes, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
the bottom row of tiles, are they ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the date of the toilet (stamped either on the back of the tank or inside the top of the tank lid). It's an indication of when the toilet was installed – either when the house was built or the last time the bathroom was remodelled.	Date:
Fill up the sink & drain it.	
Is there proper flow?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there gurgling noises? If Yes – indicates improper venting of the pipes.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Kitchen Specific Items

Floors

Are they level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there satins on the carpets?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Walls

Are they square and plumb?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there large cracks in the drywall? (small may be ignored as you can fix them the next time you paint)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there wall paper fold cracks? Are there drywall tape cracks? (both of the above are cosmetic and may be fixed the next time you paint the walls)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the walls bowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there stains on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Ceilings

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Date:	Address:			
Phone:				
² footage:	Lot Size:	Wide x	Deep	House: Wide x Deep

Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Windows HINT: Windows are a good indication on how the house as a whole has been maintained.	
Test opening the window – have they been painted shut?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rot on the window sill?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Doors	
Do they open / close easily?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the latch work properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Trim (window & other) (the 3 questions below are cosmetic in nature, but give an indication on how well built the house is)	
Are the corners mitred properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the trim securely fastened against the wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Were the nail holes puttied in before the trim was painted / varnished?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lights	
Do the lights dim when you turn on appliances?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Switches - Is the switch control positive?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Outlets	
Are there cords running underneath the carpet?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets scorched?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets warm?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Test a few of the outlets with a diagnostic tester (including ground test). Did they pass / fail?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Heating	
Are there heating vents in all the habitable rooms in the house?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Smoke Detectors	
Is there a smoke detector outside of the bedrooms?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector at the top of the stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector on every level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the closets	
Is there water damage on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet / flooring ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Date:	Address:					
Phone:						
² footage:	Lot Size:	Wide x	Deep	House:	Wide x	Deep

Outlets

If located near the sink – do they have GFCI protection?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Dishwasher Ask to start it up. Start it up before the inspection begins so you can check the machine after it has recently finished a cycle.	
Noisy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check water drainage inside the dishwasher – there should only be a little left on the bottom after the cycle is finished. Lots of water?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Did it leak (run hands along the floor in front of machine)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check basement for water leaks under the dishwasher location. Leaks?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Under the sink

Any sign of leaks on the pipes?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any signs of corrosion on the pipes?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any sign of leaks on the shut off vales?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any signs of corrosion on the shut off valves?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any signs of rot on the floor of the cabinet? If Yes – indicates a history of leaks.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any stains on the floor of the cabinet? If Yes – indicates a history of leaks.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Faucets

Turn on – any signs of leaks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Turn on – flow ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Cabinet Doors

Open a few – operate smoothly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Feel solid?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Cabinet Drawers

Open a few – operate smoothly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Feel solid? If No – indicates a possible replacement is needed.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Dining Room

Floors

Are they level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there satins on the carpets?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Date:	Address:					
Phone:						
² footage:	Lot Size:	Wide x	Deep	House:	Wide x	Deep

Walls	
Are they square and plumb?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there large cracks in the drywall? (small may be ignored as you can fix them the next time you paint)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there wall paper fold cracks? Are there drywall tape cracks? (both of the above are cosmetic and may be fixed the next time you paint the walls)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the walls bowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there stains on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Ceilings	
Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Windows HINT: Windows are a good indication on how the house as a whole has been maintained.	
Test opening the window – have they been painted shut?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rot on the window sill?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Doors	
Do they open / close easily?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the latch work properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Trim (window & other) (the 3 questions below are cosmetic in nature, but give an indication on how well built the house is)	
Are the corners mitred properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the trim securely fastened against the wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Were the nail holes puttied in before the trim was painted / varnished?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lights	
Do the lights dim when you turn on appliances?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Switches - Is the switch control positive?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Outlets	
Are there cords running underneath the carpet?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets scorched?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets warm?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Test a few of the outlets with a diagnostic tester (including ground test). Did they pass / fail?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fireplace (if applicable)	

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Date:	Address:			
Phone:				
² footage:	Lot Size:	Wide x	Deep	House: Wide x Deep

Check the brick condition	<input type="checkbox"/> cracked <input type="checkbox"/> burnt <input type="checkbox"/> missing
Is there smoke damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the damper work correctly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Using a flashlight – look up the chimney and check for build up. Needs cleaning?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Heating

Are there heating vents in all the habitable rooms in the house?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Smoke Detectors

Is there a smoke detector outside of the bedrooms?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector at the top of the stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector on every level?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Check the closets

Is there water damage on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet / flooring ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Living Room

Floors

Are they level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there satins on the carpets?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Walls

Are they square and plumb?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there large cracks in the drywall? (small may be ignored as you can fix them the next time you paint)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there wall paper fold cracks? Are there drywall tape cracks? (both of the above are cosmetic and may be fixed the next time you paint the walls)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the walls bowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there stains on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Ceilings

Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------	--

Windows HINT: Windows are a good indication on how the house as a whole has been maintained.

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Date:	Address:				
Phone:					
² footage:	Lot Size:	Wide x	Deep	House:	Wide x Deep

Test opening the window – have they been painted shut?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rot on the window sill?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Doors	
Do they open / close easily?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the latch work properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Trim (window & other) (the 3 questions below are cosmetic in nature, but give an indication on how well built the house is)	
Are the corners mitred properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the trim securely fastened against the wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Were the nail holes puttied in before the trim was painted / varnished?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Lights	
Do the lights dim when you turn on appliances?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Switches - Is the switch control positive?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Outlets	
Are there cords running underneath the carpet?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets scorched?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets warm?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Test a few of the outlets with a diagnostic tester (including ground test). Did they pass / fail?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Fireplace (if applicable)	
Check the brick condition	<input type="checkbox"/> cracked <input type="checkbox"/> burnt <input type="checkbox"/> missing
Is there smoke damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the damper work correctly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Using a flashlight – look up the chimney and check for build up. Needs cleaning?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Heating	
Are there heating vents in all the habitable rooms in the house?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Smoke Detectors	
Is there a smoke detector outside of the bedrooms?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector at the top of the stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector on every level?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Check the closets

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Date:	Address:				
Phone:					
² footage:	Lot Size:	Wide x	Deep	House:	Wide x Deep

Is there water damage on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet / flooring ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Recreation Room (if applicable)

Floors

Are they level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there satins on the carpets?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Walls

Are they square and plumb?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there large cracks in the drywall? (small may be ignored as you can fix them the next time you paint)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there wall paper fold cracks? Are there drywall tape cracks? (both of the above are cosmetic and may be fixed the next time you paint the walls)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the walls bowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there stains on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Ceilings

Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------	--

Windows HINT: Windows are a good indication on how the house as a whole has been maintained.

Test opening the window – have they been painted shut?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rot on the window sill?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Doors

Do they open / close easily?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do they operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the latch work properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Trim (window & other) (the 3 questions below are cosmetic in nature, but give an indication on how well built the house is)

Are the corners mitred properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the trim securely fastened against the wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Were the nail holes puttied in before the trim was painted / varnished?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Date:	Address:			
Phone:				
² footage:	Lot Size:	Wide x	Deep	House: Wide x Deep

Lights	
Do the lights dim when you turn on appliances?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Switches - Is the switch control positive?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Outlets	
Are there cords running underneath the carpet?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets scorched?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the outlets warm?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Test a few of the outlets with a diagnostic tester (including ground test). Did they pass / fail?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fireplace (if applicable)	
Check the brick condition	<input type="checkbox"/> cracked <input type="checkbox"/> burnt <input type="checkbox"/> missing
Is there smoke damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the damper work correctly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Using a flashlight – look up the chimney and check for build up. Needs cleaning?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Heating	
Are there heating vents in all the habitable rooms in the house?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Smoke Detectors	
Is there a smoke detector outside of the bedrooms?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector at the top of the stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a smoke detector on every level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the closets	
Is there water damage on the walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the carpet / flooring ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Skip to the next page!	

Step 4 – Checking Heating And Cooling Systems

Basement

Are there cracks in the foundation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there pieces missing in the foundation?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Date:	Address:					
Phone:						
² footage:	Lot Size:	Wide x	Deep	House:	Wide x	Deep

If brick, are the bricks in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If brick, is the mortar in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there water damage on the foundation walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there water stains on the foundation walls?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there water stains on the foundation floor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there water pooling on the foundation floor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a musty smell in the air?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the drywall that's close to the floor as it is a good indicator of problems. Is the dry wall flaking / bubbling?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a sub-pump?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the appliances up on blocks? If Yes – an indication that there is regular flooding in the basement.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any personal belongings resting directly on the floor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the roofing under where the dishwasher is. Is there any water damage to indicate a leak?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Hot Water Heater	
Are there water stains on the ground underneath it?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there any water on the ground underneath it?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check underneath the drain valve for water, any?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check underneath the release tube, any?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there mineral deposits on either the drain valve or the release tube?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the flue , is it rusty?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the flue, does it move around when pushed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Hot water piping	
Is it insulated properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the insulation in good shape?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the insulation asbestos?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Structure of the house	
Check the ends of the floor joist near the rim joist, signs of rot / insects (is it soft or mushy)? HINT: Probe with a flat head screw driver.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Furnace	
Check the flue , is it rusty?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check the flue, does it move around when pushed? If Yes – indicates a poor seal which may let harmful gases escape.	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Date:	Address:				
Phone:					
² footage:	Lot Size:	Wide x	Deep	House:	Wide x Deep

If an air conditioning unit is present, check the top of the furnace for rust (water can condense because of the air conditioning and cause rust to form). Is there any rust?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Step 5 – Inspecting Plumbing And Electrical Systems

Are the pipes	<input type="checkbox"/> copper <input type="checkbox"/> PVC <input type="checkbox"/> galvanized steel (usually only in older homes)?
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If galvanized steel, mineral deposits may form on the inside of the pipes and cause problems.

Check all the drain pipes (esp. from other floors).

Are there cracks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Are there stains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------	--

Are there mineral deposits?	<input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------------------	--

Check the main clean out plug. Does it look like it has been used a lot? If Yes – ask the owner why as this could indicate a problem with the drainage outside of the house (tree roots, etc...).	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

Electric Service Panel (fuse box)

How many amps is the box rated for? Is it 100 or over? Hint: Check the rating of the main breaker or the fuse box itself to find out.	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

Hint #2: Check the voltage meter:	<input type="checkbox"/> round, that's usually 60 amp service
	<input type="checkbox"/> square, that's usually 100 amp service
	<input type="checkbox"/> rectangular, that's usually 200 amp service

Are the breakers hot? If Yes – could indicate that they're faulty or overloaded.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Garage

Does the door open & close properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Does the automatic garage door opener work properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Does it reverse properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Date:	Address:			
Phone:				
² footage:	Lot Size:	Wide x	Deep	House: Wide x Deep

Notes (also use reverse of paper, if needed)

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