



To be used as a first home visit for note taking.

Visit www.homeinspectiondirect.com for more tips and information about buying a home and hiring a home inspector. This form in no way replaces a professional home inspector.

Location:

Address:

Interior - Basement

Access :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for ease of access, ceiling height and maneuverability.		
Electrical :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that plugs are functioning. * All electrical work and/or repairs should be done by a licensed electrician.		
Floors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check floors, concrete for cracking, deterioration, water penetration or humidity damage.		
Foundation :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check foundation walls for cracking, deterioration or humidity damage.		
Heating :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for proper heating in all rooms to avoid moisture buildup and mold.		
Insulation :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for proper insulation if possible.		
Joists :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for vapor barrier and insulation in the joist spaces if possible.		
Support Column :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for proper support wall and/or support beam/column.		
Walls :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that walls are straight, even and do not show signs of moisture near the floor.		
Water Damage?	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for signs of water penetration or corrosion or humidity in the walls and floors.		
Windows :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for cracked panes and ease of use.		

Interior – Laundry Area

Ceiling :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Visual examination for paint bubbles, water spots or anything out of the ordinary that may be caused by humidity buildup.		
Doors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that door is securely fixed, well fitted and free from defect.		
Electrical :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that plugs are functioning. * All electrical work and/or repairs should be done by a licensed electrician.		
Floors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check floors, tiles for cracking, deterioration, water penetration or humidity damage.		
Walls :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that walls are straight, even and do not show signs of moisture near the floor caused by a leaking washer or water pipes.		
Water Damage?	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for water damage, mold or water penetration around the washer and walls.		
Windows :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for cracked panes and ease of use.		
Washer Hook-up :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for leaking faucets and wet spots on the floor, water leakage or mold around the supply hoses to the washer.		
Dryer Hook-up :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
240 Volts. Check for a properly setup dryer exhaust.		

Interior – Bathroom

Cabinets & Counters :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that cabinets and counters are securely fixed, free from defect and scratches.		
Ceiling :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Visual examination for paint bubbles, water spots or anything out of the ordinary that may be caused by humidity buildup.		
Drain :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for leaks and clogged drains.		
Doors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that door is securely fixed, well fitted and free from defect.		
Electrical :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that plugs are functioning. * All electrical work and/or repairs should be done by a licensed electrician.		
Exhaust Fan :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check functionality of exhaust fan.		
Floors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check tiles for damage or water penetration.		
Shower, Faucet & Surrounding :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for caulking integrity and water penetration, ensure faucets work properly.		
Sink, Faucet & Surrounding :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for chips in sink, caulking and water penetration around and underneath, ensure faucet works properly.		
Toilet :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for water damage, mold or water penetration around the rear and base of the toilet.		
Tub & Surrounding :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for chips in bathtub, caulking integrity and water penetration, ensure faucets work properly.		
Water Damage?	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for water damage, mold or water penetration around the tub and walls.		

Interior – Kitchen

Cabinets :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check all cabinet doors for proper alignment and wear. Also verify inside food cabinets for tiny holes or cracks that may be caused by vermin.		
Ceiling :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Visual examination for water spots or grease spots.		
Counter Tops :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that countertops are securely fixed and check for damage or chips to countertops.		
Doors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that door is securely fixed, well fitted and free from defect.		
Electrical :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that plugs are functioning. * All electrical work and/or repairs should be done by a licensed electrician.		
Fan / Hood :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that the stove hood leads to the exterior of the house and is functioning properly.		
Faucet :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that the faucets are working properly with sufficient water flow and proper drainage.		
Floors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check floors, tiles for cracking and deterioration.		
Sink, Faucet & Surrounding :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for sufficient caulking and water leakage around and underneath the sink, ensure faucet works properly.		

Living Room, Dining Room, Bedrooms, Hallway

Ceiling :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Visual examination for cracks in the paint and wall caused by movement in the foundation.		
Closets :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that the closet doors open and close easily and without obstruction.		
Doors :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that all doors open and close easily and without obstruction and verify exterior doors for proper insulation.		
Electrical :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that plugs are functioning. * All electrical work and/or repairs should be done by a licensed electrician.		
Floor :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check floors for damage or major wear.		
Walls :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that walls are straight and even without cracks or separations.		
Windows :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that windows are well insulated and not fogged from the inside and not missing glazing putty.		
Stairs :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that handrails and stairs are securely fastened.		

Exterior

Attic :	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for adequate insulation, evidence of leaks or humidity buildup.		
Balcony / Decks:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check wood surfaces for loose planks and weathering or paint failure.		
Brickwork:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check the mortar joints between bricks are completely filled and not deteriorating.		
Caulking:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check all windows and doors are caulked around their frames.		
Chimney	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check chimney for loose or missing mortar.		
Driveway:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for loose stones, uneven surfaces or deterioration of the asphalt or stone.		
Electric Fixtures:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check that plugs are functioning. * All electrical work and/or repairs should be done by a licensed electrician.		
Fence / Gates:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for gate integrity and adequate fencing / protection around open swimming pools.		
Foundation:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check foundation concrete and masonry for cracking or deterioration. If any cracks or irregularities are noticed, a further inspection may be needed.		
Lot Drainage / Grading:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check grading for proper slope away from foundation wall.		
Roof / Ventilation:	NOTES	NEEDS FURTHER VERIFICATION <input type="checkbox"/>
Check for missing or damaged shingles and that there is sufficient air vents for adequate roof ventilation.		

Print this document and use it as a guide only. A proper home inspection from a professional home inspector is always HIGHLY recommended but that doesn't excuse you from looking carefully over the home before you get to the inspection stage. By keeping a sharp eye out, you may be able to spot some major problems and eliminate a potential property before paying for an inspector. A professional inspector can answer questions, demonstrate how to operate various systems in the home, and provide helpful maintenance suggestions. **Remember; always hire a professional home inspector.**

Suggestion from the Canada Mortgage and Housing Corporation.



USE THIS CHECKLIST TO REVIEW THE REPORT YOU RECEIVE FROM THE HOME INSPECTOR.

Home Inspection Checklist

Area to be Inspected	Inspected
Foundation	<input type="checkbox"/>
Exterior doors	<input type="checkbox"/>
Windows	<input type="checkbox"/>
Roof	<input type="checkbox"/>
Exterior walls	<input type="checkbox"/>
Attic (including insulation)	<input type="checkbox"/>
Plumbing system	<input type="checkbox"/>
Electrical system	<input type="checkbox"/>
Heating/Air conditioning system	<input type="checkbox"/>
Ceilings	<input type="checkbox"/>
Walls	<input type="checkbox"/>
Floors and flooring	<input type="checkbox"/>
Interior doors	<input type="checkbox"/>
Kitchen cabinets	<input type="checkbox"/>
Insulation in walls	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>
Septic tank or sewer connection	<input type="checkbox"/>
Well and water pump or water lines	<input type="checkbox"/>
Other buildings such as detached garage	<input type="checkbox"/>
Lot: drainage away from building, slopes, natural vegetation	<input type="checkbox"/>
Driveway	<input type="checkbox"/>
Common areas (for condominiums/stratas)	<input type="checkbox"/>
Overall opinion of structural integrity of the building(s)	<input type="checkbox"/>
Other areas	<input type="checkbox"/>