

Home Inspection Checklist

Amanda Alfano McCabe | SB Real Estate & Royal LePage Brant Realty | 289.921.7492 | aamrealestate.com

Bring this with you to a showing or to the inspection itself. It won't replace a licensed inspector, but it will help you notice the things worth asking about.

Part 1 — What to look for during your walkthrough

EXTERIOR

- ☐ Foundation: any visible cracks? Note whether they run horizontally (serious) or vertically (often minor).
- ☐ Grading: does the ground slope away from the house, or toward it?
- ☐ Roof: missing, curled or patched shingles; sagging rooflines; age of the roof if known.
- ☐ Eavestroughs and downspouts: attached, clear, and directing water away from the foundation.
- ☐ Siding, brick and mortar: crumbling mortar, gaps, soft or rotted wood trim.
- ☐ Windows and doors from outside: failed seals (fogging between panes), rot at the sills.
- ☐ Driveway, walkways, decks and fences: heaving, rot, loose railings.

INTERIOR

- ☐ Ceilings and walls: water stains, fresh paint in one spot only, bubbling or bulging drywall.
- ☐ Floors: soft spots, noticeable slopes, cracked tile, gaps at baseboards.
- ☐ Windows: do they open, close and lock? Any condensation between panes?
- ☐ Doors: do they latch, or swing open on their own (a sign of settling)?
- ☐ Smell: musty or damp odours, especially in the basement and closets.
- ☐ Basement: efflorescence (white powder) on walls, staining at the base, sump pump present and working.
- ☐ Attic if accessible: insulation depth, daylight through the roof deck, signs of pests.

Part 2 — Systems

- ☐ Electrical panel: breakers or fuses? Any knob-and-tube or aluminum wiring? Amperage (100A is the practical minimum).
- ☐ Outlets: GFCI protection in kitchens, bathrooms and outdoors. Any two-prong outlets left?
- ☐ Furnace / HVAC: make, model and age. Anything over 15-20 years is nearing replacement.
- ☐ Air conditioning: age, and does it actually cool when tested?
- ☐ Water heater: age, and is it owned or rented? Ask for the contract if rented.
- ☐ Plumbing: supply material (copper, PEX, or galvanized — galvanized is a flag). Water pressure at multiple taps.

- ☐ Drains: run the taps and flush; watch for slow drainage or gurgling.
- ☐ Water source and sewage: municipal, or well and septic? Both need their own inspection.

Part 3 — Questions to ask your inspector

- ☐ What is the single biggest concern in this house?
- ☐ Can this be fixed, and roughly what should I budget for it?
- ☐ Is this a safety issue, or a maintenance issue?
- ☐ How long before this needs to be replaced?
- ☐ Is this normal for a house of this age, or unusual?
- ☐ What would you want repaired before you moved in?
- ☐ Is there anything here that would make an insurer hesitate?

Part 4 — Flag it by colour

RED — walk away or renegotiate hard	YELLOW — negotiate the price	GREEN — not a dealbreaker
Horizontal foundation cracks Roof at end of life (\$8K-15K) Electrical code violations Mold or active moisture Failing HVAC system	Water stains (find the source) Older plumbing Dated kitchen or bathroom Old but functional windows Aging water heater	The age of the home itself Cosmetic damage and paint Dated decor Scratched original hardwood Tired landscaping

Questions about something on this list? Call or text me at 289.921.7492 — I'll tell you honestly whether it's a problem. This checklist is a general guide and is not a substitute for a licensed home inspection.