

PURCHASE INSPECTION CHECKLIST



This checklist will help you ensure a critical review of your potential purchase before you consider making an offer or hiring a professional home inspector. The items noted here will give you talking points for your inspector and ensure all issues of importance to you are addressed.



Yard

- ☐ Proper grading: drains away from house
- ☐ Visible foundation in good condition
- ☐ Yard, landscaping, trees, and walkways
- ☐ Driveways, sidewalks, patios, entrance landings
- ☐ Any evidence of standing water
- ☐ Visible issues with septic system
- ☐ Exterior structures (ex. sheds, gates, fences)
- ☐ Pest infiltration
- ☐ Railings are secure and presentable
- ☐ Eaves, soffit, fascia in good condition
- ☐ Exterior building wrap in good condition



Roof / windows / doors / wood trim

- ☐ Obvious signs of water, wind or other damage
- ☐ Roof covering: curling, cupping, broken, damaged, or missing units
- ☐ Flat roofs: obvious damage to patches, cracks, splits, minimal wrinkles, and sealed tar at flashings
- ☐ Chimneys: straight, properly flashed, no damaged brick or cracked joints, mortar/cement cap in good condition
- ☐ Eaves, soffit, fascia: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections missing, eaves are clean
- ☐ Adequate number of roof vents
- ☐ Window & door frames and trim are secure
- ☐ Joints around frames are caulked
- ☐ Windows & doors, screens & openers in working order



Bedrooms

- ☐ Floors, walls, and ceilings appear straight and level
- ☐ Walls and ceilings have no significant cracks or stains
- ☐ Flooring materials in good condition
- ☐ Windows and interior doors operate easily and latch properly
- ☐ Lights and switches operate properly
- ☐ Adequate number of electrical outlets in each room
- ☐ Heating/cooling source in each room
- ☐ Fireplace: no cracking, damaged masonry, no evidence of back drafting, damper operates properly, flue cleaned



Kitchen/bathrooms

- ☐ Working exhaust fan (exterior venting or recirculating)
- ☐ Ground fault circuit interrupter present
- ☐ Dishwasher: drains properly, no leaks, door spring operates properly
- ☐ Sinks and toilets: No leaks in pipes, water flow/pressure is adequate
- ☐ Shower/bathtub: No leaks, cracked tiles, water flow/pressure is adequate
- ☐ Fixtures are clean, operational, and free of rust or damage



Garage / basement / attic

- ☐ Condition of flooring or walls
- ☐ Evidence of moisture/pest infiltration
- ☐ Age of hot water tank and heating/cooling appliance
- ☐ Garage and basement doors & windows operate easily and latch properly
- ☐ Sufficient insulation and properly installed moisture barrier
- ☐ No plumbing, exhaust, or appliance vents terminating in attic
- ☐ No open electrical splices
- ☐ Evidence of moisture/pest infiltration



Items included in the sale

- ☐ Fridge
- ☐ Freezer
- ☐ Stove

- ☐ Washer
- ☐ Dryer
- ☐ _____

- ☐ _____
- ☐ _____
- ☐ _____



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