

HOME INSPECTION CHECK LIST

Our home inspection check list highlights areas we commonly inspect. This can be considered a summary of the extensive standards of practice we adhere to as a minimum performance level for our inspections.

The inspection agreement and standards of practice are used to establish a minimum level of performance and that the limitations and exclusions are clearly understood by clients prior to the commencement of an inspection!

Note: Please refer to the actual standards of practice and inspections agreements to get a full understanding of limitations and exclusions of a home inspection.

[INSPECTION AGREEMENT](#)

[OAH STANDARDS OF PRACTICE](#)

[ASHI STANDARDS OF PRACTICE](#)

STRUCTURAL SYSTEMS

The structural systems provide stability to the building from occupant and furnishing loads. The major visible components of the structural systems will be inspected including but not limited to.

- foundation(s)
- floor structure(s)
- wall structure(s)
- ceiling structure(s)
- roof structure(s)

EXTERIOR SYSTEM(S)

The primary focus of exterior systems is to keep moisture from entering the building envelope and provide security to building. The major visible components of the exterior systems will be inspected including but not limited to.

- exterior wall covering, flashing and trim
- all exterior doors
- attached or adjacent decks, balconies, steps, porches, and their associated railings
- eaves, soffits, and fascias where accessible from the ground level
- vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building
- walkways
- patios
- driveways leading to dwelling entrances
- landscaping structure attached or adjacent to the building when likely to adversely affect the building
- attached garage or carport
- garage doors and garage door operators for attached garages

ROOF SYSTEM(S)

The primary focus of roof systems is to keep moisture from entering the building envelope and provide security to building. The major visible components of the roofing systems will be inspected including but not limited to.

- accessible roof coverings
- accessible roof drainage systems
- accessible flashings
- accessible skylights
- chimneys
- roof penetrations

PLUMBING SYSTEMS

The primary focus of plumbing systems is to supply water to and through the building for cooking and cleaning and also removing waste water from the building. The major visible components of the plumbing systems will be inspected including but not limited to.

- interior water supply and distribution systems including all fixtures and faucets
- drain, waste and vent systems including all fixtures
- water heating equipment and associated venting systems
- water heating equipment fuel storage and fuel distribution systems
- fuel storage and fuel distribution systems
- drainage sumps, sump pumps, and related piping
- location of main water and main fuel shut-off valves

ELECTRICAL SYSTEM(S)

The primary focus of electrical systems is to supply electricity to and through building for uses such as lighting and running appliances just to name a few . The major visible components of the electrical systems will be inspected including but not limited to.

- service drop
- service entrance conductors, cables, and raceways
- service equipment and main disconnects
- service grounding
- interior components of service panels and sub panels
- distribution conductors
- overcurrent protection devices
- a representative number of installed lighting fixtures, switches, and receptacles.
- ground fault circuit interrupters (GFCI)
- arc fault circuit interrupters

HEATING SYSTEMS

The primary focus of heating systems is to supply warmth to the building so that occupants are comfortable in the cold weather. The major visible components of the heating systems will be inspected including but not limited to.

- accessible components of installed heating equipment
- vent systems, flues, and chimneys
- fuel storage and fuel distribution systems

AIR CONDITIONING SYSTEMS

The primary focus of permanent air conditioning systems is to condition the building so that occupants are comfortable in warmer weather. The major visible components of the permanent air conditioning systems will be inspected including but not limited to.

- the permanently installed central air conditioning equipment

INTERIOR SYSTEM(S)

The primary focus of the interior systems is health and safety of the occupants and also durability of the interior finishes. The major visible components of the interior systems will be inspected including but not limited to.

- walls, ceilings, and floors
- steps, stairways, and railings
- countertops and installed cabinets
- a representative number of doors and windows
- walls, doors and ceilings separating the habitable spaces and the garage

INSULATION AND VAPOUR BARRIERS

The primary focus of insulation and vapour barriers systems is in regards to efficiency of the building and comfort of the occupants. The major visible components of the insulation and vapour barriers systems will be inspected including but not limited to.

- insulation and vapour barriers in unfinished spaces

MECHANICAL AND NATURAL VENTILATION SYSTEMS

The primary focus of mechanical and natural ventilation systems is in regards to health and safety of the building and comfort of the occupants. The major visible components of the mechanical and natural ventilation systems will be inspected including but not limited to.

- ventilation of attics and foundation areas
- mechanical ventilation systems
- ventilation systems in rooms where moisture is generated such as kitchen, bathrooms, laundry rooms

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

The primary focus of fireplaces and solid fuel burning appliances is to supply warmth for the building so that occupants are comfortable in the cold weather. The major visible components of the fireplaces and solid fuel burning appliances systems will be inspected including but not limited to.

- system components, vent systems, flues, and chimneys.