

Homebuyers' Pre-Inspection Guide



Finding the right home can be an overwhelming experience. Each has its own characteristics, features, and flaws. By the time you've been through a few houses it becomes difficult to remember all the details of each one you've viewed.

Our Homebuyers' Pre-Inspection Guide is designed to help you stay focused on the important information and features of each house you visit. And the best part is the 'Guide is absolutely free just for visiting our web site.

Keep in mind that this preliminary guide is not substitute for a professional comprehensive home inspection. Use at your own risk. Once you've found the house of your dreams, a professional home inspection by PROSPX will help make sure you know what you are getting for your money.

General Information

Address: _____

Main Intersection: _____

Asking Price: _____	Sq. Footage: _____
Year Built: _____	House Style: _____
Lot Size: _____	Number of Stories: _____
Garage: _____	House Faces: North South East West
R.E. Agent's Name: _____	Agent's Phone #: _____
R.E. Agent's Firm: _____	Agent's Fax #: _____
Viewing Date: _____	Viewing Time: _____

Notes: _____

Exterior:

Landscaping:

- Is the landscaping is private enough?
- Does it allow enough sunlight or shade?
- Look for tree branches that are rubbing against the house or roof.
- Are the fences and retaining walls in good condition?

Notes:

Grading:

- Does the land around the house slopes away from the foundation.
- If the lot is on a hill, where will the rainwater run to during a storm? Will it pool against the foundation?

Notes:

Driveway, Walkways, Stone Patios:

- Are there any signs of settling/heaving or cracks?
- Also check for settlement near the house, which can encourage rainwater to pool against the foundation.

Notes:

Roof:

- How old is the roof (the vendor might know).
- Is the roof covering (shingles, tiles, etc.) in good shape?
- If the roof is newer, is it still under warranty?
- Are the eavestroughs and downspouts well maintained?

Notes:

Chimney(s):

- Is the chimney straight and well secured?
- Is the brickwork in good shape?
- Check metal chimneys for excessive rust.
- When was the chimney last cleaned and inspected.

Notes:

House Exterior:

- Is the exterior siding well maintained and in good condition?
- Look for cracked and spalling brickwork.
- Also check windows, doors, and trim for wood rot and peeling/flaking paint.
- Are there any basement windows in need of window wells?

Notes:

Porch, Deck, Steps:

- Does the deck appear to be professionally built?
- Check for wood rot, and/or peeling/flaking paint or stain.
- Are the steps good and sturdy?

- Are the handrails and railings safe and secure?

Notes:

Interior:

Rooms:

- Will your furniture fit?
- Do the doors and windows operate properly?
- Do all the bedrooms have closets?
- Is there enough storage space?
- Are cable-TV outlets and phone jacks in good locations?

Notes:

Walls & Ceilings:

- Are there any cracks, bulges, or water stains?
- Are the walls straight and the ceilings even?
- Is the paint and wallpaper in good condition?

Notes:

Floors & Stairways:

- Are the floors uneven, squeaky, or springy?
- Are there any chipped or cracked ceramic or vinyl floor tiles?
- Is there hardwood flooring under the wall-to-wall carpeting?
- Are the stairs good and sturdy?
- Are the handrails and railings safe and secure?

Notes:

Bathrooms:

- Are there any signs of leakage under the sink and around the fixtures?
- Are the faucets and fixtures in good condition and do they operate properly?
- How is the water pressure?
- Check the ceramic tiles, grout, and caulking.
- Is there any mould/mildew or peeling/blistering paint?

Notes:

Kitchen:

- Is there enough cabinet space?
- What appliances are included with the sale of the house, and are they in good condition (ask the vendor)?
- Are the sink and faucet in good condition?
- Check for leakage under the sink.

- Is the stove gas or electric?
- Does the range hood exhaust to the exterior?

Notes:

Laundry Room:

- Are the washer and dryer included with the sale of the house?
- Is there a laundry tub? If so, are there any signs of leakage under the tub.
- Is the dryer gas or electric?
- Is the dryer properly vented to the exterior?

Notes:

Basement:

- Is the basement finished or unfinished?
- Is there a crawlspace?
- Is there a basement apartment? If so, is it legal (ask the vendor for supporting documentation)?
Is there a separate basement entrance?
- Does the basement smell damp or musty?
- Are there any signs of moisture infiltration on the foundation walls?
- Is the basement floor cracked or uneven?
- Is there a basement floor drain, and has it ever backed up?
- Has the vendor experienced past basement leakage?

Notes:

House Systems:

Heating:

- What type of heating system is used?
- How old is it?
- What is the annual cost to heat the house (ask the vendor to see the heating bills)?
- When was the heating system last serviced, and is this done on a regular basis (ask the vendor)?
- If hot water heating is used, are there any leaks in the system, or at the radiators (ask the vendor)?
- Do all rooms have a heat source?
- Are there any rooms that are hard to heat (ask the vendor)?

Notes:

Fireplace / Wood-burning Stove:

- Is there a fireplace or wood-burning stove?
- How often is it used?
- When was the last time it was professionally cleaned?

Notes:

Cooling:

- Is there central air conditioning?
- How old is it?
- Is the outside compressor unit noisy or in a poor location?
- Are there any rooms that are hard to cool in the summer (ask the vendor)?

Notes:

Electrical:

- How large is the electrical service?
- What is the annual cost for electricity (ask the vendor to see the electricity bills)?
- What kind of wiring is in the house, copper, knob & tube, or aluminum?
- Does the main panel have fuses or breakers?
- Are there outlets in every room and outside?
- Is the exterior lighting adequate?
- Will the electrical system meet your family's needs?

Notes:

Plumbing:

- What is the annual cost for water (ask the vendor to see the water bills)?
- Is the water pressure adequate?
- Are there any leaks in the plumbing system?
- Has the vendor had any problems with frozen pipes in the winter?
- Do any of the fixtures drain slowly?
- Has the vendor experienced any problems with backed-up drains or clogged underground drains?
- Does the vendor own the water heater, or is it a rental unit? How old is it? What capacity is it? Will it deliver enough hot water to meet your family's needs?

Notes:

Safety:

- Are there smoke detectors on every floor?
- Is there a carbon monoxide detector?
- Do exterior doors have modern locks and deadbolts?
- Is there a home security alarm system?

Notes:

The following is a list of questions you may wish to ask the Vendor:

1. Are you aware of any underground oil storage tanks?
2. Have you ever had problems with tree roots clogging up your main sewer drains?
3. Have you ever had problems with termites, carpenter ants or any other wood-boring insects?
4. Have you ever had problems with birds, squirrels, racoons, or other pests nesting in your attic, crawlspace, garage or basement?

5. Have you done any electrical or plumbing upgrades? If so, were they carried out by licensed trades-persons? Were permits taken out and the work inspected?
6. Have you had any water infiltration through the roof, skylights, exterior of the house, or basement? If so, what was the cause and what was done to correct the problem?
7. Is there a basement floor drain? Does it work? Has it ever backed up?
8. Have you ever had your basement flood? If so, what was the cause and what was done to correct the problem?
9. How old is the roof and how many layers of shingles are present?
10. When was the chimney last cleaned?
11. Have you ever had a fire in the house or on the premises? If so, how serious was it, what caused it, and when did it occur? What repairs were undertaken after the fire?
12. Have you ever had leaking, burst, or frozen water pipes?
13. What items have been renovated, repaired, or replaced since you've lived in the house?
14. Have you recently painted or stained any part of the exterior of the house? If so, what was the condition of the material before improvements were made?
15. What have you done to improve the house to prepare it for sale?
16. Are you aware of any problems that are presently concealed from view?

Notes:

We, at PROSPX, hope that you'll find our Homebuyers' Pre-Inspection Guide a handy tool to bring along when viewing homes for sale. Good luck with your house hunting. If you have any questions feel free to call or email us:

PROSPX Inc. Home Inspection Services

www.prospx.ca

Office: 905.666.2706

Email: inspector@prospx.ca