

# EKAN Home Inspection

North Shore Office: 803-2150 Bellevue Ave, West Vancouver, BC V7V 1C3  
 Sunshine Coast Office: 1221 North Road, Gibsons, BC V0N 1V1  
 Cell 604.220.9111 Email [ekanciar@gmail.com](mailto:ekanciar@gmail.com)

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## DIY HOME INSPECTION CHECKLIST

When considering a residential real estate purchase, an inspection is essential. It's all a matter of risk management. The more you know about the property, the less costly surprises there will be after closing. This DIY checklist is provided as a courtesy. It may be used during a house walk-through by a reasonably competent buyer. Always seek the services of a competent professional when in doubt as to the checklist findings.

GENERAL	PASS	ATTN	N/A	COMMENTS
Did the property undergo any major alterations?				
Were municipal permits taken out for major renovations?				
Did the repair contractors submit receipts, guarantees or warranties?				
Is the immediate neighborhood comparable?				
Is there an elevator? Do you need it inspected?				
Is there a spa or hot tub? Do you need it inspected?				
Is there a pool? Do you need it inspected?				
Are there sprinklers? Do you need it inspected?				
Do you have all the keys to every lock in the house, mailbox, etc?				
Is the street fire hydrant within 100 m of the property?				
Are the house numbers visible from the street?				

GROUNDS	PASS	ATTN	N/A	COMMENTS
Are the gates and fences adequate?				
Are the decks, patios and porches adequate?				
Are the sidewalks, retaining walls and the driveway adequate?				
Are there any signs of flooding or ponding?				
Are there any areas that are soggy?				

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Is the grading sloped away from the house?				
Are the entrance landings in good condition?				
Any indication of soil movement across the property?				
Do the railings and exterior steps appear secure?				
Does the downspout drainage extend away from the house?				
Is the house roof being touched or extended by bushes or branches?				
Any cracks in walkways, trip hazards, and whether steps or driveway?				
Is there an irrigation system? Do you need it inspected?				

ROOF	PASS	ATTN	N/A	COMMENTS
Are there adequate downspouts and gutters?				
Does the chimney appear to be in a safe condition?				
Does the chimney involve mortar or loose bricks?				
Is the roofing material aging?				
Any leakages or past repairs on the roofing material?				
Is there a chimney spark arrestor and rain cap?				
Are the vents and flashings in good condition?				
Tree encroachment across the roof?				
Does the roof show any signs of sagging between trusses or rafters?				
Are asphalt shingles warping, curling, rounded corners or broken?				
Any loose flashing at the chimney or roof-to-wall connection?				
Any signs of rotting or delamination under first row of shingles?				
Are there roof vents? How many?				
Any cracks on the chimney masonry cap?				
On chimney, any bricks are missing or flaking?				

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Does the chimney appear to be leaning?				
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EXTERIOR	PASS	ATTN	N/A	COMMENTS
Are the faucets working, frost proof, with good pressure?				
Any signs of cracks or other possible defects on the exterior walls?				
Any plants too close to the house?				
Are the downspouts and gutters properly attached?				
Do the steps or railings appear safe?				
In case of a wooden exterior, any instances of rotting or damage seen?				
In case of a brick exterior, do the mortar and bricks appear good in terms of condition?				
Is there proper drainage across the driveway/walkway?				
Front door, is it aligned and does it lock easily?				
Turn on the sprinklers. Do they work?				

GARAGE	PASS	ATTN	N/A	COMMENTS
Are the garage doors functional?				
Are there any vents opening up to the house?				
Is there proper fire rated separation from the attached dwelling area?				
Are there cracks or settlements of the garage floor?				
Does the safety reverse work on the door opener?				

INTERIOR	PASS	ATTN	N/A	COMMENTS
Are the windows cracked or broken, or are the screens damaged or not present?				
Are enough smoke alarms in place?				
Any cracks, stains or damages on floors, ceilings or interior walls?				
Are the windows and hardware fully functional?				

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Are the stairways and handrails safe and secure?				
Are doors and associated hardware fully functional?				
Do the windows latch?				

ATTIC	PASS	ATTN	N/A	COMMENTS
Is the attic accessible?				
Is the attic hatch insulated and weatherstripped?				
Any staining or discolouration of the sheathing?				
Any instances of pest/squirrel/bird habitat in the attic?				
Is the ventilation good enough?				
Any instances of leaks?				
Are there spacers for the soffit vents?				
Is the insulation good enough?				
Is asbestos suspected in the insulation?				
Are ducts insulated in the attic?				

BASEMENT/CRAWLSPACE	PASS	ATTN	N/A	COMMENTS
Any indication of water entry?				
Any foundation cracks, and if yes, are they new or repaired?				
Any apparent mold, dampness or musty odors?				
Is the sump pump working and in good condition?				
Are the walls tilting or bulging?				
Any repairs or existing damage to the wood structure?				
Are the floors cracked or heaving?				
Tree roots encroachment at the foundation?				
Is there a floor drain?				
Sufficient insulation inside the basement?				
Is there a slope across any of the floors?				
Are the doors properly sealed? Do the doors seem accurately sealed?				

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PLUMBING	PASS	ATTN	N/A	COMMENTS
How old is the septic system? When was the septic tank cleaned?				
Is the water heater in reasonable condition?				
Any leakages found in the drainpipe or faucet?				
Is the water flow good enough at drains and fixtures?				
Are the washer and dryer connections adequate?				
Is the supply water pressure sufficient?				
Have you identified main water shut off valve?				

HEATING/COOLING	PASS	ATTN	N/A	COMMENTS
Are the gas shutoff valves identified?				
Is the air filter present and in good condition?				
Is the combustion air and venting adequate?				
Is the heating distribution satisfactory across every room?				
How old is the furnace? Any surface rust, scaling or stains?				
Where is the furnace shut-off switch?				
Do all the thermostat work?				
How old is the air conditioning system?				
Does the air conditioning evaporator and compressor appear in good condition?				
Is there proper air conditioning cooling across every room?				

FIREPLACE	PASS	ATTN	N/A	COMMENTS
Is the damper in working condition?				
Any repairs needed to the fireplace hearth or bricks?				
Does the gas fireplace work?				

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Is there is wood stove? Is there is current WETT inspection?				
Any smoke stains appearing outside the firebox?				
Any creosote build-up within the firebox?				

ELECTRICAL	PASS	ATTN	N/A	COMMENTS
Are the overhead drop and drip loop in good condition?				
Is the main ground wire and rod visible?				
Has the main power disconnect been identified?				
Are the light fixtures working?				
Is there GFCI in the bathroom, kitchen, garage and exterior?				
Does the GFCI work?				
Are the outlets working?				
Is the primary service panel adequate? Spare capacity?				
Is any wiring exposed, or are cover plates missing anywhere?				
Have lamp cords or extensions been used as permanent wiring anywhere?				
Are there smoke alarms?				
Are there carbon monoxide detectors?				
Is there a radon hazard concern?				
Is there a suspect asbestos concern?				
Are the switches in a proper working condition?				
Is there clear access to the main panel?				
Are the circuits in the panel labelled?				
Is there knob-and-tube wiring? Is it live or abandoned?				

KITCHEN	PASS	ATTN	N/A	COMMENTS
Is the range hood ventilation adequate?				
Any leaks or stains under the counters?				

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Are the appliances working satisfactorily?				
Any damage across countertops and cabinets?				
Is the caulking around the counters moldy, cracked or missing?				
Do the taps have adequate pressure?				
Are cabinets and countertops securely attached?				

BATHROOMS	PASS	ATTN	N/A	COMMENTS
Are the toilets functional and working as expected?				
Is the ventilation adequate?				
Any leaks or stains under the counters at the bathroom or kitchen?				
Caulking at the vanity, bathtub and shower acceptable. No mold, cracks or voids.				
No cracks or damage to the tub or shower surfaces?				
Do the faucets have enough pressure? Stoppers work?				
No loose tiles or spongy-ness across the bathroom floor.				
Do the kitchen cabinets seem securely attached to the walls?				
Fill the sinks. Do they drain properly?				
Is the mirror hung straight and in good condition?				

LAUNDRY	PASS	ATTN	N/A	COMMENTS
Is there a hook-up for the washer and dryer?				
Is the dryer vent adequate?				
Are the washer hoses braided?				
Are the cabinets even and well installed?				
Is the laundry tub in working order?				
Is there a floor drain?				

End

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