

Homebuyers or sellers can use this checklist to determine what work needs to be done on a home. While this form provides a good overview of areas and issues that may cause potential issues, a professionally conducted home inspection will provide a more comprehensive report and may be required to fulfil a condition of a real estate transaction.

EXTERIOR HOME INSPECTION CHECKLIST

Good Repair Replace

GROUNDS & YARD

- Tree roots or vines not encroaching on building
- Grade, walkways and drive slope away from house
- Driveway sealed and crack-free
- Walkways sealed and crack-free
- Even, safe and level walkways
- Outdoor steps level and safe
- Window wells free from obstructions
- Plastic window well covers in place
- Fencing well-maintained and waterproofed
- Garage structure well maintained
- Garage doors painted, free from damage
- Entrance apron (garage floor under door) crack-free, level
- Garage door opener functional
- Floor crack-free and level
- Electrical outlets functional
- Other sheds & buildings in good repair

ROOF & CHIMNEY

- No hail and water damage
- Shingles: no deterioration
- Eaves: no deterioration
- Sufficient Roof ventilation in place
- Chimney: no crumbling brick

Chimney flue liner and cap: no cracks or deterioration

Flashing: no deterioration

Eaves: cover

Facia: no deterioration

Facia: adequate ventilation

Eaves trough: clean of debris

Downspouts: clean of debris, sealed at connections

Splash blocks in place beneath downspouts (to drain away from building)

Drain connection to downspouts sealed and clear of debris

EXTERIOR OF BUILDING

Aluminium, vinyl, steel siding: No dents, stains, missing pieces

Stucco walls: Cracks, deterioration, stains

Wood Exteriors: Water damage, rot, termite or insect damage

Weep holes in masonry

Brick masonry: deterioration

Masonry window and door sill joints: cracks/deterioration

Mortar joint deterioration (bricks)

Flashing above doors and windows in good repair

Foundation: check for evidence of moisture seepage or cracks

 Cement parging - deterioration

 Check for corner cracks (poured cement foundation)

 Wood post foundation deterioration or evidence of insects

Porches or Verandas: Check for deterioration and animal damage

Porch roof shingles, sheathing, soffits, guardrails, handrails and supports

Exterior paint in good repair

Wood decks treated with water-proof stain

Exterior Caulking:

 Present around windows

Present around doors

Present around openings

Present where the building meets the foundation

Present at trim

Present around roofing

DOORS & WINDOWS

Screens on each window and in good repair

Entrance door, frame, threshold, hardware all working

Casement windows – cranks in good repair

Windows and frames are in good repair, open and close easily

Moisture and mildew-free

ELECTRICAL OUTSIDE

Exterior lighting all in working order

GFI (Ground Fault Intercept) installed

Surface and underground wiring operational