



ACISS

**Home & Commercial
Inspection Consultants**

Toll Free: 1-866-573-7131

www.aciss.ca

Do it Your Self - Home Inspection checklist

General age of building – Stigmatism for various construction periods

Pre 1946 – Knob & Tube wiring

Pre 1960’s – Lead incoming water pipe, galvanized supply pipes

Pre 1969 – Asbestos paper wrap around ductwork and heat registers and vermiculite insulation

1970-1979 – Aluminum wiring

1995-2007 – Kitec plumbing

Address of house _____ Building Age _____

Brick/Masonry

Plugged weep holes (are openings caulked?) Mortar/Brick repair, Spalling or Cracks

WALLS / SIDINGS

Vinyl, Aluminum, Wood, Insulbrick (Shingles), Stucco/EIFS, Johns-Manville (Asbestos) looks like a cement board _____

Repairs _____

Foundation Wall (visible area above grade)

Poured concrete, Concrete Block, Stone, Brick

Cracks/Tuck pointing/joints _____

Further investigation/Movement/Structural concerns _____

CHIMNEYS

Masonry cracks or damaged bricks, missing cap _____

EXTERIOR DOORS

Repair _____

WINDOWS - Vinyl, Aluminum, Wood

Window or Sill repair or replacement _____

GROUNDS GRADES DRAINAGE

Ground, Patio or walkways slope towards foundation at _____

ROOF COVERINGS

Asphalt shingles, curled or damaged _____

Wood shingles/shakes, Flat roof, Metal roof _____

ROOF DRAINAGE

Aluminum, Galvanized, Plastic, Copper
Gutters or Downpipe repairs _____

SOFFIT AND FASCIA OVERHANGS

Aluminum, Wood, Vinyl, Stucco
Soffit or Fascia repair _____

ATTACHED GARAGE

Patch drywall and or caulking to provide gas proofing _____
Entry door into dwelling requires self-closing device _____

WALKWAYS / DRIVEWAYS / RAMPS

Dips or holes should be repaired _____

PORCHES, DECKS, BALCONIES, PATIOS

Structure, Decking, Steps, Guards/handrails _____

EXTERIOR ELECTRICAL OUTLETS

GFCI receptacle recommended _____
All exterior wiring should be in conduit _____

Exterior Lighting

Fixture Repair/Replace/ Install _____

FOUNDATION / BASEMENT

Poured Concrete (best), Block/Brick/Stone - caution
Non-structural cracks? _____
Structural cracks – horizontal or substantial movement _____

EXTENSION/ADDITION at Rear/Side/Front _____

Visible accessibility underneath? Permits? Plans? _____
Crawlspace walls are recommended to be insulated and crawlspace heated. _____

STRUCTURAL SUPPORTS AT BASEMENT

Beams, Columns, Wood joists/Wood trusses/I Beam Type Wood joists
Cut/notched/cracked joists _____

MOISTURE/ WATER LEAKAGE / SEEPAGE/ PENETRATION (visible)

Active leaking observed or stains _____
Block/brick and stone foundations are prone to slow seepage or leakage – be cautious

MAIN ELECTRICAL

Main disconnect rating at panel: 60A is an insurance problem? 100A 125A 150A 200A
Rust or Holes in panel at side/bottom or top _____
Access to panel is restricted _____

DISTRIBUTION

Romex (conventional copper look for 14/2 stamped on wires)
BX (metallic sheathed), Knob & tube (single strand wires wrapped in cloth)
Aluminum white or beige sometimes silver or blue sheathing 12/2 is common numbering
Smoke alarms should have dates and only good for 10 years – one for each floor _____
Aluminum wiring may require an Electrical Safety Authority (ESA) inspection _____

HEATING SYSTEM

Furnace, Boiler, Electric Baseboard Heating
Fuel: Gas or Oil – Oil needs orange plastic lines from the tank and oil tank usually has a brass tag with age (15 years or older replacement usually required) _____

HRV (Vane, Venmar, Lifebreath) AIR Exchange SYSTEM

Check for Recall – houses have burnt down! Get model number _____
Carbon monoxide (CO) detector is law for all bedroom hallways in houses and must be less than 10 years old _____
Asbestos white paper material/wrapping around ductwork/pipes _____

AIR CONDITIONER

Approximate age - Serial number 4806xxxxxx Typical 3 and 4th digit are year of build ie 2006
York and some others W0K5896070 2nd and 4th digit 05 means 2005
Too cold to test if outside temperature is less than 15 Celsius
Average life 15 years _____

WATER SUPPLY

Check main pipe coming out of the floor, scratch with a screw driver – if silver it is likely lead and should be replaced _____

WATER SUPPLY LINES

Copper piping? Galvanized looks like steel – don’t confuse with gas pipes, insurance concern and will restrict flow, CPVC (plastic) grey – not good replace _____

PEX – orange, blue, red, plastic supply pipes - further investigation – Kitec, PlumbBetter, IPEX
AQUA, WarmRite, Kitec XPA, AmbioComfort, XPA, KERR Controls or Plomberie Améliorée are all listed under a class action lawsuit– likely re-plumb house

ALSO - Brass fittings with F1807 stamp also have a class action lawsuit – likely re-plumb house

INTERIOR WASTE/DRAIN LINES

Leaks? Check drain pipes _____

SUMP PUMP

Pump discharge should not go into sanitary lines, relocate discharge pipes
Test if possible _____

PRIVATE WATER or WELL - Call a specialist

WALL & CEILINGS Structural/other conditions:

Sloping floors noted? further investigation required _____

WINDOWS

Major replacement, Defective seals/condensed panes, Cracked glass

DOOR OPERATION/CONDITION

Doors should not swing into stairs/repairs _____

STAIRWAYS, RAILINGS & BALCONIES

Loose or missing rails _____

SHOWERS/BATHTUBS /TOILETS/WASH BASIN/FAUCETS

Run all, Repair/replace _____

ELECTRICAL

All GFCI receptacles? _____

Light switch, too close to tub/shower if closer than 3 feet away _____

BATHROOM VENTILATION: WINDOWS / EXHAUST FANS

Window if house build before 1997 _____

Ventilation exhaust fan(s) after 1997 _____

FIREPLACE

Masonry/Wood-burning stove/Wood insert

Check damper _____

Check inside brick for cracks/gaps _____

W.E.T.T. inspection/ camera inspection of flue recommended by chimney sweep

Gas fireplace - Test _____

As soon as possible call ACISS for a full thorough building inspection – 7 days a week!