



D.I.Y. home inspection report provided compliments of Istockhomes

Name of Owner:

ADDRESS OF HOME

Country :

Address :

Address :

City :

Province :

Postal code :

Owners contact number:

Owners contact email:

Business name of person inspecting the building:

Name of person inspecting the building:

Business Lic# of inspector:

Inspector Lic: #

Jurisdiction of Inspector:

Inspectors contact Phone:

Inspectors contact email:

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DATE OF INSPECTION

Month

Day

Year

Time:

Weather conditions at the time of inspection

Sunny

Rainy

Overcast

Cloudy

Snowing

Hot

Dry

Wet

Foggy

Windy

Storm

Cold

Humid



What is the age of the roof

What is the roofing material

- Select a value -
- Asbestos
- Asphalt
- Asphalt roll roofing
- Bituminous waterproofing
- British ceramic tile
- Ceramic tile
- Collyweston stone slate
- Concrete
- Copper
- Corrugated galvanized iron
- Dutch roof tiles
- Fabric
- Fiber cement
- Flat-seam metalImbrex and tegulaLiquid roofing
- Mangalore tiles
- Metal shakes or shingles
- Monk and Nun
- Polyesterptfe
- Rubber
- Shake
- Slate
- Solar shingle
- Standing-seam metal with concealed fasteners
- Stone slab
- Stone-coated metal roofing
- Thatched Rice
- Thatched Rye
- Thatched Seagrass
- Thatched Wheat Straw
- Thermoplastics
- Thermoset membrane
- Wood shingle

Is there any curling, or any cupping on the roofing?

N/A

No

Yes



Does the roof appear to be worn showing it's age or in need of being replaced?

no

yes

Are there broken, damaged or missing shingles?

no

yes

Are there more than two layers of roofing?

no

yes

In some places and with some types of roofing it is ok to put a new roof over an old roof but this should only be done once.

Is there any mold, rot or decay on the roof?

no

yes

Are there cracked/broken/missing shingles?

no

yes

Are there any obvious patches on the roof?

no

yes

Is there any alligating, blistering or wrinkling?

no

yes

Are there any silt deposits indicating improper drainage?

no

yes

Is there adequate flashing around all roof penetrations?

no

yes

Is there evidence of excess roofing cement/tar/caulk?

no

yes

Do the ridge and fascia board lines appear straight and level?

no

yes



What is the greatest angle of pitch on the roof ?

- Flat roof 0 degrees
- 1:12 4.76 degrees
- 2:12 9.46 degrees
- 3:12 14.04 degrees
- 4:12 18.43 degrees
- 5:12 22.62 degrees
- 6:12 26.57 degrees
- 7:12 30.26 degrees
- 8:12 33.69 degrees
- 9:12 36.87 degrees
- 10:12 39.81 degrees
- 11:12 42.51 degrees
- 12:12 45.0 degrees
- 13:12 47.29 degrees
- 14:12 49.40 degrees
- 15:12 51.34 degrees
- 16:12 53.13 degrees
- 17:12 54.8 degrees
- 18:12 56.3 degrees
- 19:12 57.7 degrees
- 20:12 59.0 degrees
- 21:12 60.3 degrees
- 22:12 61.4 degrees
- 23:12 62.4 degrees
- 24:12 63.4 degrees
- unknown ?

As of the creation of this form we downloaded and used the app "Level" on an Iphone to acquire the degree of the roof pitch and can then convert it here by selecting the line showing the closest degree. easily find the pitch of the roof just by lining up the long edge of your phone while using the "level" app and select the degree shown in the read out.

Soffits and fascia: are they in good condition wit no decay, wood rot or stains?

- no
- yes

Exterior venting for eave areas: Are the vents clean, clear and not painted over?

- no
- yes



Gutters: are gutters and downpipes in good condition?

no

yes

Gutters: are gutters and downpipes in good condition? without any decay or any rust, joints sealed, attached securely to structure, not bending or sagging, any sections of gutter or downspout missing, gutters clean, and no mud deposits?

Chimneys: Are chimneys in good condition?

no

yes

Are the chimneys straight, properly flashed, with no evidence of damaged bricks or any cracked joints, mortar/cement and cap in good condition?

Do the sides of house appear straight, not bowed or sagging?

no

yes

Do window and door frames appear square?

no

yes

Do all windows and doors open and close properly?

no

yes

Do all windows and doors lock properly?

no

yes

Does the foundation appear in good condition – appears straight, plumb, with no significant cracking?

no

yes

Is there adequate clearance between ground and wood siding materials with no wood-to-earth contact?

no

yes

Is the siding in good condition with out any cracking, curling, loose siding, rot or decay?

no

yes

Are masonry veneers in good condition with-out any cracks in joints, any broken pieces, spalling or flaking components?

no

yes



Is the stucco in good condition with little or no cracking or staining?

no

yes

Is your vinyl or aluminum siding in good condition, free from any dents, damage, bowing or loose siding?

no

yes

Are there any vines growing or not on the surface of the structure?

no

yes

Is there any flaking or blistering paint on any of the exterior surfaces of the structure?

no

yes

Are there any stains on any of the exterior surfaces of the structure?

N/A

no

yes

What material are the window frames made of ?

- Select a value

- -unknown

- Aluminum

- FiberglassFir

- Hardwood

- Hybrid window

- Softwood

- Steel

- Teak

- Vinyl

- Wood

- Wood window clad with aluminum

What type of glazing is installed in the windows of the structure?

- Select a value -

- Single-Pane

- Double-Pane

- Double-Pane Insulated Glass

- Triple-Pane Insulated Glass

- Low-E



Are the windows in good condition, not scratched, not broken, no moisture between panes of glass and have no paint overspray

no

yes

Does the structure come with window screens installed on the windows? if so are they all in place and in good condition?

N/A

no

yes

If applicable are the muntin and mullion glazing compound in good condition?

N/A

no

yes

If applicable are storm shutters in good working condition?

N/A

no

yes

Does the structure come with storm windows? if so are they all in place and in good condition?

N/A

no

yes

Storm windows are separate windows that are installed over or inside of existing windows in order to help improve the efficiency of the original windows.

Are there drip caps installed over all windows and doors?

N/A

no

yes

In the attic are there any stains on underside of roofing, especially around roof penetrations?

N/A

no

yes

In the attic is there any evidence of decay or damage to structure?

N/A

no

yes



Is there sufficient insulation and is it properly installed with moisture barrier installed closest to the heated area?

N/A

no

yes

Is there adequate ventilation with clear paths into attic for air entering through soffit vents?

N/A

no

yes

Is all mechanical ventilation operating properly?

N/A

no

yes

Is all mechanical ventilation operating properly?

N/A

Do any plumbing, exhaust or appliance vents terminate in attic?

N/A

no

yes

Are there any open electrical splices in the attic?

N/A

no

yes

Are all of the ceilings in good condition, free of cracking, sagging, missing texture, staining or other faults?

N/A

no

yes

Do floors, walls and ceilings appear straight, plumb and level in all of the rooms?

N/A

no

yes



Are all of the walls in good condition, free of any cracking, physical damage, peeling paint, blistering, or vandalism?

N/A

no

yes

Is all of the flooring in good condition, no runs in carpet, cracked or broken tiles, no missing grout, or squeaking underfoot?

N/A

no

yes

Do the interior doors operate easily and latch properly with no broken hardware?

N/A

no

yes

Is all the wood trim installed properly and in good condition?

N/A

no

yes

Do all lights and switches operate properly with no broken bulbs?

N/A

no

yes

Is there a working heat source in each in each habitable room?

N/A

no

yes

Is the fireplace in good working order, no cracking, damaged masonry, smoke stains, and a working flue?

N/A

no

yes

Are the kitchen cabinets in good condition doors and drawers operating properly?

N/A

no

yes



Does the kitchen exhaust fan work and is it vented to the exterior of the building?

N/A

no

yes

Does the dishwasher drain properly, no leaks, baskets, do the door springs operate properly?

N/A

no

yes

Are there any leaks in pipes under sinks?

N/A

no

yes

Is the floor in cabinet under sink solid, with no stains or decay?

N/A

no

yes

Is the water flow in sink adequate?

N/A

no

yes

Is there any excessive rust or deterioration on garbage disposal or waste pipes?

N/A

no

yes

Do all built-in appliances operate properly?

N/A

no

yes

Is a stove included in the purchase? If so does it operate properly?

N/A

no

yes

Be sure to turn on all elements and make sure they heat up.



Is an oven included in the purchase? If so does it operate properly?

N/A

no

yes

Is a refrigerator included in the purchase? If so does it operate properly?

N/A

no

yes

Do all bathrooms have working exhaust fans that exhaust to the outside of the structure?

N/A

no

yes

Do all water fixtures have an adequate flow of water?

N/A

no

yes

Do the sink, tub and shower drain properly?

N/A

no

yes

Is the plumbing and cabinet floor under sink in good condition?

N/A

no

yes

If sink is metal, it shows no signs of rust and overflow drain doesn't leak?

N/A

no

yes

Are all toilets operating properly, securely fixed to the floor with no stains around the base?

N/A

no

yes



Is the caulking in good condition inside and outside of the tub and shower area (s)?

N/A

no

yes

Are the tub or shower tiles secure, and are the wall surfaces solid?

N/A

no

yes

Are there any stains or evidence of past leaking around base of bath or shower?

N/A

no

yes

Is there any evidence of moisture or water in the basement or mechanical room?

N/A

no

yes

Is there any evidence of moisture damage?

N/A

no

yes

Are there any stains, cracks, flaking, or efflorescence on the exposed foundation?

N/A

no

yes

Is the crawl space adequately vented to the exterior?

N/A

no

yes

Is there insulation on exposed water supply, waste and vent pipes?

N/A

no

yes



Is there insulation between crawl space and heated areas, installed with vapor barrier towards heated area?

N/A

no

yes

Is there any evidence of damage from insects or rodents?

N/A

no

yes

If on well water has the water been tested and is the water test acceptable?

N/A

no

yes

Does all plumbing appear to be in good working order, with good water flow, good drainage, no leaking pipes?

N/A

no

yes

Do all electrical services appear to be in good working order with no knob and tube wiring, open splices or overloaded panel?

N/A

no

yes

Does your heating, ventilation, and air conditioning appear to be in good working order?

N/A

no

yes

Are the yard, landscaping, trees and walkways in good condition?

N/A

no

yes



Are all fences, sheds, decks, retaining walls, detached garages in good condition, with no evidence of termite damage or rotted

N/A

no

yes

Are driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure?

N/A

no

yes

Are all of the railings on stairs and decks are adequate and secure?

N/A

no

yes

Is there evidence of standing water or flooding on the property?

N/A

no

yes

Are there leaks from septic tank or leech field?

N/A

no

yes

Are smoke and carbon monoxide detectors installed and tested?

N/A

no

yes

Do you measure using square feet or square meters?

Square meters

Square feet

What is the total area of finished floor space in the home? _____

What is the total area all unfinished floor space in the home? _____

What is the total area all secured garage floor space in the home?

What is your asking price for the holding? _____

What currency are you using?



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