



Detached House Checklist

For detached houses, including homes with a suite or laneway home. Start at the curb before you go in.

Tick what you see or what the seller or agent tells you. Leave anything you don't know blank. No technical knowledge needed.

Address or MLS # Date of visit Year built

Asking price Suite or laneway home? ☐ Yes ☐ No First home? ☐ Yes ☐ No

OUTSIDE

Roof	☐ Asphalt shingle ☐ Metal ☐ Tile ☐ Cedar shake ☐ Flat or low-slope ☐ Not sure
	Age or year Records or notes
Siding	☐ Stucco ☐ Vinyl ☐ Wood ☐ Fibre cement ☐ Brick ☐ Concrete ☐ Not sure
	Age or year Records or notes
Foundation and drainage	☐ Ground slopes away ☐ Slopes toward house ☐ Cracks ☐ Downspouts into ground ☐ Not sure
	Records or notes
Decks, retaining walls	☐ Solid ☐ Soft spots ☐ Leaning wall ☐ Deck over a room ☐ Not sure
	Records or notes

INSIDE

Heating	☐ Gas furnace ☐ Oil furnace ☐ Boiler ☐ Baseboard ☐ Heat pump ☐ In-floor ☐ Not sure
	Age or year Records or notes
Hot water	☐ Tank ☐ On demand ☐ Boiler ☐ Not sure
	Age or year Records or notes
Electrical panel	☐ Breakers ☐ Fuses ☐ Updated ☐ Not sure
	Age or year Records or notes
Visible pipes	☐ Copper ☐ White or coloured plastic ☐ Grey plastic ☐ Galvanized steel ☐ Not sure
	Records or notes
Basement	☐ None ☐ Musty smell ☐ Stains low on walls ☐ White crust on concrete ☐ Freshly finished
	Where

ASK THE SELLER

Ever heated with oil? Record of the tank removed?	☐ Yes ☐ No ☐ Not sure	
Perimeter drain cleaned or replaced? When?	☐ Yes ☐ No ☐ Not sure	
Sewer line scoped with a camera, or replaced?	☐ Yes ☐ No ☐ Not sure	
Is the suite or laneway home permitted?	☐ Yes ☐ No ☐ Not sure	
Has the home been tested for radon? Result?	☐ Yes ☐ No ☐ Not sure	
Any leaks, floods or insurance claims?	☐ Yes ☐ No ☐ Not sure	
Did the seller offer paperwork for updates?	☐ Yes ☐ No ☐ Not sure	

What bothered me, what I loved, and questions I still have

Save a copy in your PDF app, or print it. After you request your report, reply to our email and attach this checklist, your photos and any documents.

This is a buyer's worksheet for gathering information and questions. Filling it in is not a home inspection and doesn't replace an onsite home inspection or an assessment by a qualified tradesperson. Only go where you've been invited, and never open panels or equipment. Full disclaimer: themediscoveryshow.ca/disclaimer

Open the door. Look around. Ask questions. Be empowered.