

BLT Home Inspection Check List

The home inspection service provided by BLT will include the following home systems and components. A thorough home inspection service will identify any maintenance or deficiency items, these items will be documented in the client's report. The home inspector will visually inspect the following:

- Roof covering, flashing, condition (composition of shingle)
- Chimneys, composition, flashing
- Fascia and soffit, exposed wood or covered
- Downspout drainage, above or below grade
- Exterior wall covering, cracks, wood rot, electrical outlets
- Exterior doors and windows, gaps in caulking, glass pane windows, sills and wood frame rot
- Foundation, block or poured concrete, structural issues
- Decks, porches, any structure attached to the home, connection points
- Grade surrounding the home, negative slopes
- Large trees near the home, feeding roots clogging drainage

- Attic and ventilation, roof and soffits
- Roof structure, sheathing, rafters, trusses
- Presence of organic growth
- Insulation, type and voids, vapour barrier, hatch
- Knee walls, ventilation, and insulation
- Interior stairways, lighting, handrail/guards
- Presence of Smoke and CO detectors
- Ventilation of bathrooms, plumbing, GFI outlets
- Representative check of windows, electrical outlets, doors
- Kitchen outlets, GFI, plumbing and drainage
- Plumbing supply, drainage, material type
- Basement walls, efflorescence, organic growth
- Foundation structural issues, cracks
- Floors, beams, columns, structural issues
- Furnace operation, exhaust, adequate distribution, asbestos covering ducts
- Hot water heater, venting, clearance and TPR valve
- Bonding of gas line
- Electrical panel and distribution wiring in panel, AFCI and GFI
- Water supply, material type lead, copper or plastic, electrical grounding

Following the completion of the home inspection, a review will be conducted between the home inspector and client. All client questions will be answered or answers will be supplied within 24 hrs, if possible. An email report will be issued within 24 hrs or within a time line as requested by the client.