



PRE-DELIVERY INSPECTION CHECKLIST

KITCHENS, BATHROOMS, & LAUNDRY

KITCHEN

- Test lights to ensure they work properly.
- Test the GFCI outlet (near the sink) to ensure it works properly
- Check that all options and upgrades have been installed and are complete
- Check the floor for scratches, dents, loose tiles, etc. (See Floors, Walls and Other Interior Items)

COUNTERTOPS

- Check the countertop for scratches, chips, or other damage

TARION TIP: *Keep in mind that if you selected a natural stone for your counter tops, such as granite or marble, you can expect to find natural imperfections like surface pits, fissures or veins.*

- Check the backsplash for scratches, chips, or other damage
- If you have a fixed island, make sure that it is secure to the floor

CABINETS AND DRAWERS

- Check the cabinets to make sure they are properly aligned
- Check cabinets and drawers for damages or imperfections

TARION TIP: *Keep in mind that if you have a natural wood finish, it is normal to find variations in the wood grain and the stain finish.*

- Check that cabinet doors and drawers open and close properly

SINK

- Test the faucet / Test the hot water

TARION TIP: *Note that hot water may not be instantaneous.*

- Fill the sink with water and check that it drains properly
- Look under the sink for evidence of leaking, such as water stains
- Check under the sink to make sure that the dishwasher is connected

APPLIANCES

- Check major built-in appliances for surface damage such as scratches and dents
- Test the range hood fan and light
- Ask your builder for any user guides and warranty information

BATHROOM

- Test the lights, including the GFCI outlet near the sink

TARION TIP: *A ground fault interrupter (or GFCI) circuit near water sources protect you from electrical shock.*

- Turn on the bathroom fan to make sure it works
- Check the floor for missing or damaged tiles
- Check mirrors for scratches, chips, or other damage
- Check that cabinet doors and drawers open and close properly

TOILET

- Check the toilet for scratches, chips, or other damage
- Make sure the toilet bowl is secure to the floor
- Make sure the toilet flushes properly

- Check the floor around the toilet for water leaks

SINK

- Check the sink for scratches, chips or other damage
- Check caulking at the countertop backsplash
- Test the faucet | Test hot water

TARION TIP: *Note that hot water may not be instantaneous*

- Test the stopper. Fill the sink with water and check that it drains properly
- Look under the sink for evidence of leaking such as water stains

SHOWER/TUB

- Examine the caulking around the tub and shower enclosures
- Test the shower head and drain
- Check tub for scratches, chips or other damage
- If you have a shower door, check that it opens and closes properly
- Check tiles for damages

LAUNDRY ROOM

- Make sure that the dryer is venting outside
- Ensure that water hook ups are connected to the correct hot and cold inlet
- Check visible flooring for damage
- Test the lights and the GFCI outlet near the sink
- Check appliances for surface damage such as scratches and dents
- Ask your builder for any user guides and warranty information.



PRE-DELIVERY INSPECTION CHECKLIST

FLOORS, WALLS AND OTHER INTERIOR ITEMS

FLOORS

GENERAL

- Inspect all flooring for damage

HARDWOOD

- Walk across all floors. You should only hear a minimum squeaking and notice a minimum amount of spring when walking on the floor.

TARION TIP: *Given the nature of wood, a wood floor system will have some unevenness.*

- Check for scratches, gouges or other damage

TARION TIP: *Natural wood may contain variations in the grain or colour.*

CARPET

- Examine seams in carpets (and vinyl) to ensure they are tight and there are no gaps.

TARION TIP: *Depending on the type of carpet selected, seams may be tight and secure, but still be visible.*

- Examine carpeting for stains or shade variations

CERAMIC

- Inspect ceramic tile surfaces for cracks, chips or gouges
- Check joints between ceramic tiles for alignment and proper grouting

WALLS

- Inspect the wall and trim finishes for uneven paint coverage

TARION TIP: *Wall finishes may appear different depending on lighting conditions. Finish should be inspected under normal lighting and viewing conditions.*

- Make sure finished drywall is free from dents and gouges
- Make sure that trim (including baseboards and door and window casings) is properly aligned, secure, painted/stained, and free from surface defects

DOORS

- See that doors are well-fitted and open and close properly
- Check that doors latch firmly and lock properly
- Check that the exterior doors have been sealed with weather-stripping
- If applicable, check that the exterior door leading to the garage is equipped with an automatic closer. This door should close and seal on its own. Check seal around door to ensure it is tight.
- Make sure that closet doors are secure and that they open and close easily
- Make sure door finishing is free from damage, such as scratches, dents, or cracks
- Check the gaps between the door, floor, and surrounding frame

TARION TIP: *Ensure that there is a visible gap between the bottom of the door and the floor covering.*

WINDOWS

- Check windows to ensure they open, close and lock properly
- Check that window panes are free from scratches, cracks, or other damage
- Check that there is no moisture between window panes
- Make sure that all appropriate screens are properly fitted in place and inspect them for tears or holes

STAIRS

- Check handrails on stairs to ensure they are securely fastened and are free from rough edges, chips, or other damage
- Check stair finishing

TARION TIP: *Keep in mind that if you have hardwood flooring, there may be a difference in look between the stairs and the floor.*

CLOSETS

- If your builder is providing shelves and/or rods in your closets, check that they have been installed



PRE-DELIVERY INSPECTION CHECKLIST

EXTERIOR

The completion of your new home includes final grading, and the installation of driveways, patios and walkways.

Tarion Tip: *If you are unable to inspect your home's exterior due to weather conditions, make note of it on the Pre-Delivery Inspection Form.*

EXTERIOR CLADDING

BRICK

- Check for cracked or damaged bricks
- Check that weep holes are clear

TARION TIP: *Weep holes are small openings that allow water to drain from behind the brick. They are generally located at the bottom of the brick and above windows and doors.*

STUCCO

- Check that stucco is free from cracks or other damage

VINYL/ALUMINUM/ WOOD SIDING

- Check that siding appears secure
- Check that siding is not bowed or wavy

EXTERIOR TRIM

- Check that exterior trim has been completed, properly painted (if required), and free from damage

CAULKING

- Make sure all caulking has been completed around all windows, doors, and exterior openings

GRADING

- Check that the grading slopes away from the house

TARION TIP: *Some lots require shallow run-off trenches called swales to help collect and divert surface water.*

TARION TIP: *The grading is approved by the municipality and cannot be altered by the homeowner.*

- If applicable, check that basement windows below grade have window wells

SOD

TARION TIP: *Once you have taken ownership of your new home, it is your responsibility to maintain the sod. Make sure you understand how to care for it.*





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OPERATING SYSTEMS

Your home includes heating, ventilation, electrical and plumbing systems. Your builder should provide you with any operating manuals that relate to your home's systems. Learning from your builder how these systems operate is one of the key benefits of the Pre-Delivery Inspection. The information that follows will assist you in talking to your builder about these systems.

HEATING

- Check the condition of the furnace and hot water heater. Ensure both are functioning
- Find the furnace filters and ask about how to care for them
- Review the operation of your heating and cooling system, and how the programmable thermostat functions
- Locate the emergency shut off switch for the furnace
- Learn about the location of shut off valves for fuel supplies and understand how to operate them
- Be sure to understand the maintenance schedule needed to keep this equipment in top performance

AIR CONDITIONING

- If your builder is providing a central air conditioner, check that it has been installed and is functioning.

TARION TIP: *Air conditioning systems cannot be operated when outside temperatures are below a certain level. Your builder should be able to provide you with this information.*

MECHANICAL VENTILATION

- Make sure that you understand how to achieve proper ventilation in order to avoid condensation problems

TARION TIP: *Condensation problems that result from improper maintenance are not covered by the new home warranty.*

- If applicable, locate the principal fan switch and ensure that it functions
- If your home is equipped with a Heat Recovery Ventilator (HRV), have your builder instruct you on its proper use and maintenance

TARION TIP: *A hydrometer is a device that measures the humidity levels in your home. Ask your builder to recommend the humidity levels so you can ensure your house stays at a level to protect your investment.*

