



SHIELD POINT
HOME INSPECTION & PEST CONTROL

· WHAT TO EXPECT ·

Our Home Inspection Process

A clear, step-by-step look at what to expect
during your inspection



13 steps

4 phases

1 detailed report



BEFORE WE BEGIN

Confidence starts with understanding.

A home can look beautiful on the surface while important issues remain out of sight. ShieldPoint takes a systematic, visual approach to help you understand a property's condition, identify concerns, and plan for repairs and ongoing maintenance.

15–20 min

we arrive before start

13 steps

in 4 clear phases

10–15 min

findings walk-through

Full report

photos + advice

**A smooth start**

We typically arrive 15–20 minutes before the scheduled start time to prepare and, when the seller is present, introduce ourselves and coordinate access. The inspection follows a structured route, with the order adjusted when needed to allow systems time to run or to suit the property.

YOUR INSPECTION ROUTE

Exterior & Structure

01–04

- 01 Roof & Roofing
- 02 Exterior, Grounds & Drainage
- 03 Garage & Safety
- 04 Basement, Foundation & Structure

Major Systems

05–07

- 05 Heating, Cooling & Ventilation
- 06 Plumbing & Drainage
- 07 Electrical System

Living Areas & Attic

08–11

- 08 Kitchen & Main Floor
- 09 Upper Floor, Bedrooms & Baths
- 10 Laundry Area
- 11 Attic & Roof Structure

Screening & Report

12–13

- 12 Thermal Imaging & Moisture
- 13 Client Walk-Through & Report



1

PHASE 1 · OUTSIDE-IN

Exterior & Structure

Steps 01–04

Each inspection is tailored to the property and the conditions present on the day.

01

Roof and Roofing Components

- We assess the roof using a drone and ground-level observations where appropriate. Where safe and accessible, we may also access the roof directly.
- We look at the visible condition of shingles or other roofing materials, flashing, roof penetrations and other components for defects that may contribute to water entry or affect roof performance.

02

Exterior, Grounds and Drainage

- We review grading, driveway and walkways, steps, planters, retaining walls, fences, decks and other visible exterior features for deterioration or conditions that may affect the home.
- We inspect visible siding, exterior doors and windows, caulking, soffits, fascia, gutters and downspouts, including where roof water is discharged in relation to the foundation.
- We look for significant visible cracks, damaged materials and other exterior conditions that may require maintenance, repair or further evaluation.

03

Garage and Safety Features

- We check the visible condition of the garage, garage door operation and available safety features, along with accessible electrical components and receptacles, including GFCI (shock-protection) outlets where applicable.
- We note visible fire-separation concerns or other material defects that could affect safety or performance.

04

Basement, Foundation and Structural Areas

- We look for visible signs of moisture entry, staining, efflorescence, musty conditions and other indications of current or previous water issues.
- We review accessible foundation surfaces, visible beams, posts and other structural components for notable cracking, movement, deterioration or other concerns.
- In older homes, we remain alert to materials or conditions that may warrant specialist assessment, such as suspected asbestos-containing materials. Materials are not confirmed by appearance alone.



2

PHASE 2 · HEART OF THE HOME

Major Systems

Steps 05–07

We continue through accessible systems, noting visible conditions and apparent operation.

05

Heating, Cooling and Ventilation

- Where conditions permit, we operate the heating and cooling systems using normal controls and assess their apparent operation. We note visible equipment type, approximate age where identifiable, and signs that service or further evaluation may be needed.
- We review accessible distribution components, visible condensate drainage, venting and exhaust arrangements, and related components.
- Where present, we also review items such as the HRV (heat-recovery ventilator), humidification equipment and water softener for visible condition and apparent operation.

06

Plumbing and Drainage

- We locate the main water shutoff and, where identifiable, exterior hose-bib shutoffs.
- We review visible supply and drain piping materials, accessible fixtures and connections, and look for leakage, corrosion, drainage concerns and other visible defects.
- We identify the visible service-line material where accessible, locate floor drains, and review a sump pump when present and safely accessible.

07

Electrical System

- We review the accessible electrical panel, panel type, visible wiring and breaker arrangements, and look for concerns such as improper connections, signs of overheating, or older wiring materials that may require further evaluation.
- We check accessible receptacles, switches and other electrical features in the areas inspected, including GFCI protection where applicable.

LIMITS AT A GLANCE



Not a specialized test. A home inspection is not an HVAC performance test.



Concealed wiring is not opened or traced as part of a standard visual inspection.



Suspect materials are never confirmed by appearance alone; specialists may be advised.



3

PHASE 3 · ROOM BY ROOM

Living Areas & Attic

Steps 08–11

Room by room, from the kitchen to the attic.

08

Kitchen and Main-Floor Living Areas

- We review visible kitchen cabinets, counters, sinks, faucets, plumbing connections and the apparent operation of accessible appliances that are included in the inspection.
- We check the dishwasher's visible installation and drainage connections where accessible, and assess whether the kitchen exhaust appears to discharge outdoors or uses another arrangement.
- We review visible walls, ceilings, floors, windows, doors and electrical features in the living and dining areas, and inspect any main-floor powder room or bathroom.

09

Upper Floor, Bedrooms and Bathrooms

- We inspect accessible bedrooms and other rooms, looking at visible flooring, walls, ceilings, windows, doors and related components.
- In bathrooms, we check the apparent operation of toilets, faucets and drainage, and look for leaks, missing or deteriorated caulking, loose tiles and other conditions that may contribute to water damage.
- We assess bathroom ventilation and review visible stairways and railings for condition and safety concerns.

10

Laundry Area

- We operate the washer and dryer when permitted and practical, and review accessible connections, drainage, venting and visible surrounding areas for signs of leakage, blockage, damage or other concerns.

11

Attic and Roof-Structure Areas

- We access the attic where there is a safe and suitable access point and conditions allow.
- We look for signs of current or previous moisture, roof leakage, staining, ventilation deficiencies, and visible issues with insulation coverage or condition.
- We review accessible framing and visible electrical components, and look at roof penetrations and flashing details where visible. We also assess whether bathroom fans and other exhaust ducts appear to terminate outdoors rather than discharging into the attic.



4

PHASE 4 · FINDINGS TO CLARITY

Screening & Report

Steps 12–13

The inspection concludes with a review of notable findings and a detailed report.

12

Thermal Imaging and Moisture Screening

- After the attic review, we use thermal imaging as a supplementary tool to scan accessible areas for temperature patterns that may indicate a concealed moisture concern or other anomaly.
- Where appropriate, we use additional moisture-screening methods to investigate suspicious areas. Thermal images and moisture-meter readings are indicators, not proof on their own, and concealed conditions may not be detectable.

13

Client Walk-Through and Report

- At the end of the inspection, we walk through the key findings with you, point out notable defects, and help distinguish significant concerns from routine maintenance and cosmetic items. We generally reserve about 10–15 minutes for this discussion, depending on the property and findings.
- We then provide a detailed report with photographs, recommendations and maintenance guidance, designed to help you understand the property's condition, discuss repairs or further evaluation with appropriate professionals, support informed negotiations where relevant, and plan for ongoing home maintenance.



Important to know

A standard home inspection is a visual, non-invasive assessment of accessible areas and systems at the time of the inspection. Access, weather, stored belongings, utilities and other site conditions may limit what can be inspected. It is not a guarantee against future problems, and it does not replace specialist testing or evaluations where recommended.

OUR GOAL

To give you a clearer understanding of the home, from the roof and attic to the basement and visible systems, so you can make informed decisions with greater confidence.

BOOK YOUR INSPECTION

437-599-2177www.shieldpoint.ca