

This document outlines the detailed line-item checklist used during scheduled Gold Plan visits. Items are reviewed during Spring and Fall inspections, and documented in your annual condition report. Physical tasks are performed where applicable, with visual checks noted in the report. Specialty systems (e.g., elevator) are reviewed based on third-party scope and are quoted separately.

Exterior & Envelope

- Roof — Shingles, Ridge Cap & Flashings
- Roof Penetrations — Vents, Skylights & Chimney Cap
- Eavestroughs & Downspouts (Flow & Attachment)
- Soffit & Fascia Condition
- Exterior Cladding (Brick / Stone / Hardie / Stucco)
- Foundation Walls — Visible Exterior (Cracks, Efflorescence)
- Window Seals, Weeping & Frames (Exterior)
- Exterior Doors — Seals, Thresholds & Hardware
- Weatherstripping — All Entry Points
- Decks / Balconies — Structure, Fasteners & Railings
- Grading & Drainage Slope (Away from Foundation)
- Driveway & Walkways (Cracking / Heaving / Settlement)
- Hose Bibs & Backflow Prevention
- Exterior Lighting & GFCI Outlets
- Fence & Gates

Physical tasks include seasonal checks and visible condition verification. Findings documented in each visit report.

Garage

- Garage Door — Panels, Tracks & Springs
- Opener — Auto-Reverse Safety Test
- EV Charger / Dedicated 240V Outlet
- Fire Separation — Wall & Ceiling Integrity
- Man-Door — Auto-Closer, Seal & Threshold
- Floor — Coating, Cracking & Drainage
- CO Detector — Test & Expiry Date

- Finish Carpentry, Trim & Baseboards
- Interior Doors — Latch, Hinges & Alignment
- Cabinet Doors — Hinges, Alignment & Sagging
- Drawer Tracks & Slides
- Window Operation, Locks & Seal Fogging (Interior)
- Attic Hatch — Insulation & Air Seal

- Faucets, Handles & Drain Stoppers
- Undersink Plumbing — Leaks & P-Trap
- Vanity Cabinet & Drawers
- Heated Floor Thermostat
- Steam Shower Unit
- Jetted / Soaker Tub

Kitchen

- Cabinetry, Drawers & Hardware
- Countertop & Backsplash — Grout & Caulk Joints
- Range Hood / Venting — Filter & Fan Operation
- Undersink Plumbing — P-Trap & Leaks
- Dishwasher — Door Latch, Drain & Kickplate
- Fridge Water Line & Ice Maker Connection
- Garburator
- Island / Counter Outlets

Laundry

- Washing Machine Hoses — Braided Steel Check
- Dryer Vent — Lint Buildup & Exterior Cap
- Laundry Sink & Drain
- Cabinetry & Countertop Condition

Fireplace & Hearth

- Gas Fireplace — Ignition, Flame & Controls
- Fireplace Glass Seal & Gasket
- Mantle & Surround — Attachment & Condition
- Gas Shutoff — Accessible & Labeled
- Outdoor Fireplace / Fire Pit

- A/C Unit — Powers On, Coil Clear & Lines Insulated
- Thermostat & Zone Controls
- Humidifier — Pad Condition & Setting
- Water Heater — Age Label, No Leaks & Pressure Relief Valve
- Main Water Shut-Off — Operation & Location
- Sump Pump — Float Test & Pit Condition
- Backwater Valve
- Floor Drains — Trap Priming (Pour Water Test)
- HRV / ERV — Filter & Settings
- Smoke Detectors — Test & Manufacture Date
- CO Detectors — Test & Manufacture Date
- Fire Extinguisher — Access & Pressure Check
- Gas Lines — Visual & Shutoff Location

Thermal Imaging (Gold, Platinum, Bespoke)

- Exterior Walls — Moisture & Insulation Scan
- Basement & Foundation Walls — Water Intrusion Detection
- Roof Assembly — Heat Loss & Ice Dam Risk
- Electrical Panel — Hot Spot Detection
- HVAC Duct Efficiency Scan
- Plumbing Wall Areas — Hidden Leak Detection

Premium & Optional Systems

- In-Ground Irrigation — Zones, Heads & Controller
- Outdoor Kitchen / BBQ Gas Line
- Landscape Lighting System
- Retaining Walls & Garden Borders
- Security System & Cameras (Visual)
- Smart Home / Automation Hub
- Network / Server Rack (Visual)
- Heated Driveway System
- Pool / Hot Tub — Equipment, Water & Safety Cover
- Elevator / Lift — Operation & Safety
- Generator — Test Run & Transfer Switch
- Secondary HVAC Zone

Optional systems are reviewed based on plan add-ons and third-party specialist scope where applicable.