



Showing Quick Inspection Checklist

During the initial home tour, take note of some basic things that you can visually inspect to make sure they are in working order and that you may want to question the sellers about before making an offer. Use the checklist below to guide you as you look through the house.

Exterior

Roof/Attic:

- o Are there shingles missing?
- o Is there flashing and trim installed?
- o Are there any signs of leaks?
- o Are gutters installed and in good working order?

Foundation:

- o Are there visible cracks on the outside walls?
- o Are there any trees near the foundation?

Yard:

- o Does the drainage slope away from the house?
- o Are the walkways and driveway in good condition?

Structural Elements:

- o Do the walls show vertical or horizontal cracks?
- o Are there any stains on the floors, walls or ceilings?
- o Is there any wood rot on exterior trim? (doors, windows, fascia)

Crawl Space:

- o Is there any evidence of standing water?
- o Is there a vapor barrier and is it in good condition?
- o Is insulation hanging down?
- o Does the foundation have effervescence (white powder) on it?

Interior

Ventilation and Sub-Systems:

- o Does the house smell? Can you identify the source?
- o Do the heating and AC systems appear to be working?
- o Does the water heater produce hot water?
- o Is there a working exhaust fan in the kitchen?
- o Are there any windows that appear to be fogged?

Electrical:

- o Do all the switches work?
- o Is there a GFI plug near all sinks?
- o Do the ceiling fans work?
- o Has the electrical panel been recalled?

Plumbing:

- o Are there any unusual noises?
- o Do the faucets and other fixtures have enough pressure?
- o Are there any leaks under the sinks (bathrooms and kitchen)?

Garage:

- o Does the garage door move properly?
- o Does the garage door stop if you put your foot in front of the sensor?
- o You may also want to check the following for signs of damage or wear:
 - Interior Doors
 - Does Fireplace work or appear to have been used recently?
 - Does garbage disposal work?
 - Do toilets flush and not run?
 - Are there smoke detectors throughout?
 - Is there a carbon monoxide detector?
 - Does the door bell work?

Your agent will be looking out for these items as well but just doing these easy visual checks can prepare you for what might be found in an inspection, allow you to ask questions of the sellers before making an offer, and give you an overall idea of the condition of the home. Many of these items are small repairs that are part of normal wear and tear on a home and should not necessarily be seen as cause for alarm.

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