

Take a closer look...

Use this checklist as a guide during your showing.

Address: _____ Date: _____

Exterior

Yes or No Is the siding in good condition, with no holes or missing siding pieces?

***What is the siding type? Fiber Board - Vinyl - Steel - Wood - Stucco**

Yes or No Is the paint in good condition, with no excessive peeling?

Yes or No Are the window seals in good condition? (Windows with broken seals appear foggy.) **Age of windows:** _____

Yes or No Does the garage door operate properly and have safety sensors installed?

Yes or No Is the driveway paved?

***Type: Concrete or Asphalt *Condition: Good - Uneven - Few Cracks - Lots of cracks - Heaving in areas**

Roof

Yes or No Do the shingles appear to be in good condition with no curling or missing shingles? **Age of Roof:** _____

Yes or No Are the tree branches clear of the roof, with no branches rubbing against shingles?

Yes or No Does the house have gutters?

Yes or No Are the gutter downspouts attached and drawing the water away from the house?

Yes or No Is the brick and flashing around the chimney intact, with no crumbling brick or missing flashing?

Foundation

Yes or No Are the exterior walls free of significant cracks?

Yes or No Is the foundation in good condition, with no holes or cracks large enough for a rodent to enter?

Yes or No Do all tree roots appear to be clear of the foundation, with none obviously encroaching into the foundation?

Lot

Yes or No Is the house clear of obvious signs of standing water near the foundation?

Yes or No Does drainage appear to be traveling away from the house?

Yes or No Do the trees appear healthy?

Yes or No Are the deck stair railings secure?

***What is the condition of the deck? (Check for signs of rotting wood.)**

Safety

Yes or No Is there a carbon monoxide detector on each level?

Yes or No Is there a fire detector in each bedroom?

Yes or No Is there a radon mitigation system?

***How close is the house to a fire hydrant? Or Fire station?**



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Interior

- Yes or No Is the ceiling free of stains? (Yellowish-rust colored stains can indicate water leaks, black markings can indicate smoke from a fireplace or cigarettes.)
- Yes or No Is the attic sealed?
- Yes or No Are the areas around the windows free of stains, with no leaks, and no soft or expanded (swelled) sheetrock?
- Yes or No Are the floors even, with no noticeable sagging or soft areas?
- Yes or No Is the baseboard snug against the wall?
- Yes or No Are the walls free of holes or cracks large enough for rodents to enter?

Appliances

*Take a photo of the appliance serial numbers to help determine ages and check for recalls.

What is the brand, age, and condition of the:

Refrigerator _____ Microwave _____

Stove _____ Washer _____

Dishwasher _____ Dryer _____

- Yes or No Is there a garbage disposal, and does it run when turned on?

Plumbing

*Check the water pressure by running the kitchen sink and bathroom fixtures at the same time.

- Yes or No Are the sewer line pipes and plumbing pipes in the basement free of cracks and leaks?
- Yes or No Do the sinks, tubs, and showers drain smoothly?
- Yes or No Is under the kitchen sink leak free?
- Yes or No Is under the bathroom sinks leak free?

Electrical

*Amp rating: 60 - 100 - 150 - 200 Type: Circuit Breakers or Fuses

- Yes or No Do the switches work?
- Yes or No Are there any missing fixtures/cover plates?
- Yes or No Have the outlets been grounded?

Heating/Cooling System/Hot Water Heater

*Take photos of serial numbers to help determine ages and check for recalls.

Furnace (Brand/Age) _____

Hot Water Heater (Brand/Age) _____

Air Conditioner: (window or central air) (Brand/Age) _____

- Yes or No Are the rooms heating up and cooling off properly?
- Yes or No Are the air filters clean?

Basement

- Yes or No Are the basement walls free of stains, with no signs of moisture/mold?
(Water stains can appear as white markings on brick walls from salt buildup)
- Yes or No Is there a sump pump?
- Yes or No Is there adequate insulation?
- Yes or No Does the basement appear pest free, with no evidence of mice, etc.?
- Yes or No Does the basement smell similar to the rest of the house, and must free?

	APPLIANCE	AVERAGE LIFESPAN
	FURNACE	15-20 YEARS
	HVAC	10-15 YEARS
	WATER HEATER	10-15 YEARS
	DISHWASHER	9 YEARS
	OVEN	13-15 YEARS
	FRIDGE	13 YEARS
	WASHER & DRYER	10-13 YEARS
	ROOF	20-30 YEARS



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