

1. Safety & Liability

- a. Fire Alarms and carbon monoxide detectors
- b. Glass
 - i. Any broken glass on doors or windows
 - ii. Tempered glass in necessary areas
- c. Egress
 - i. Is there a functional window in each bedroom
- d. Rails/Stairs
 - i. Decks or stairs above 30 inches should have a rail
 - ii. Rails should be strong and balusters no more than 4 inches apart
 - iii. Stairs should be consistent and strong (consistent means in size)
- e. Locks
 - i. Windows and doors can lock
- f. Garage Doors
 - i. Working sensors
- g. EPA Issues - Mold, asbestos, lead
- h. Basic MEP to meet standards
 - i. Electrical
 - 1. Exposed or frayed wiring
 - 2. Loose or unprotected outlets, switches, or fixtures
 - 3. Stab-Lok breaker panel and other known fire hazards
 - 4. Proper GFCI/AFCI protection
 - 5. Knob and Tube or Fuse Panel? (Usually require upgrade)
 - 6. Outlets 2 prong? (Indication of no grounding)
 - 7. Mast from Meter high enough and in good condition
 - ii. Plumbing
 - 1. Everything Drains (at a good rate)
 - 2. No water leaks
 - 3. Good water pressure
 - 4. Hot water working (and vented correctly)
 - 5. No Gas Leaks
 - 6. Galvanized Water lines? (some municipalities require upgrade)
 - 7. Sewer Pipes Cast Iron or Clay (not necessarily bad. Higher likelihood of leaks)
 - iii. HVAC
 - 1. Is Heat working?
 - a. Age of Unit (serial number)
 - 2. Is ductwork in good (enough) condition
 - 3. Is A/C working properly
 - 4. Proper exhaust for hood vent, exhaust fans, and dryer?
 - iv. Extra Structures (dilapidated)
 - 1. Remove or Board up
- i. Signs of Structural Damage?
 - i. Foundation Issues

1. Cracks in foundation walls (horizontal or stair-step cracks)
 2. Settlement cracks (vertical cracks or uneven settlement)
 3. Leaning or bowing foundation walls
 4. Moisture in the foundation (water pooling or seeping)
- ii. Wall Cracks and Shifts
 1. Cracks in interior walls (especially around doors and windows)
 2. Diagonal cracks at corners of windows/doors
 3. Bulging or bowing walls
 4. Separation of walls from ceiling or floors
- iii. Floors
 1. Sloping or sagging floors
 2. Bouncy or springy floors
 3. Cracks in floor tiles or concrete slabs
 4. Gaps between floors and baseboards
- iv. Doors and Windows
 1. Sticking or misaligned doors/windows
 2. Gaps around doors and windows
 3. Doors that swing open/close by themselves
- v. Roof and Ceiling Issues
 1. Sagging rooflines
 2. Ceiling cracks
 3. Water stains or leaks
- vi. Exterior Signs
 1. Cracks in brick or stonework (stair-step patterns)
 2. Chimney leaning or separating from the house
 3. Gaps between exterior walls and other elements (windows, doors)
 4. Uneven or sagging porch or deck
 5. Misaligned roof gutters
- vii. Basement and Crawl Space Issues
 1. Wet or damp basement
 2. Shifting or cracked basement walls
 3. Rotting beams or joists
 4. Sinking or tilting support columns
- viii. Water and Drainage Issues
 1. Poor drainage around the home
 2. Cracks around piers or support posts
 3. Water stains on walls or floors

2. Bleeding Questions

- a. Are there retaining walls?
 - i. Are they failing
- b. Underground Drainage. Like French Drains
 - i. Are they draining properly
- c. Are there any spots of negative drainage toward the house
 - i. How hard will it be to repair/is it reasonably possible?

- ii. Any signs of water pooling around the house
 - iii. Has the yard been built up to the siding?
 - iv. Does the crawlspace or basement smell like mildew? Are there visible signs of water
- d. Is the roof working?
 - i. Does it look visibly faded?
 - ii. Are there curling or missing shingles?
 - iii. In the attic are there visible signs of water? Does it smell like mildew?
 - iv. Are there water spots on the ceiling?
 - v. Look closely around any protrusion in the roof like chimneys, vents, etc.
- e. Do the gutters work? Do they exist?
 - i. Is there a drip edge between the roof and the gutters?
 - ii. Is the fascia rotted?
 - iii. Are the gutters clogged?
 - iv. Do the downspouts extend far enough away from the house?
- f. Does the siding do its job?
 - i. Any signs that water is getting into the siding? Gaps? Water rot? Holes from pests. Soffit included.
 - ii. Look around protrusions like vents or windows.
 - iii. Is there anywhere that water can sit? Does it have flashing?
- g. Do the utilities work correctly?
 - i. Does the condensation line from the HVAC extend far enough away from the house?
 - ii. Does the Water heater leak? If it would, where does the water go? A pan? A Drain?
 - iii. Is there a sump pump? Is it functioning properly?
 - iv. Are there any Water supply lines that leak? Look for signs in the crawl space
 - v. Are there any sewer lines that leak?
 - vi. Is the tub or shower surround properly sealed? Is there a window? Any signs that water is getting into the wall?
 - vii. Look, feel and smell under all sinks. Any signs of water? What about toilets? Are the floors soft around it? Are there sings of water damage in the crawlspace/basement underneath?
 - viii. Window Unit Condensation
 - ix. Hose bib leaks
- h. Signs of Wood destroying pests?
 - i. Hollow or damaged wood
 - ii. entry/exit holes
 - iii. Mud tunnels
 - iv. Wood shavings
- i. Any signs of shoddy work (Pro DIYer). Specifically in framing/structural
 - i. Undersized beams
 - ii. Walls removed or added

3. Baseline

- a. Floors
 - i. LVP
 - ii. Hardwoods
- b. Paint
 - i. 1 color (same for walls and trim)
 - ii. 2 color
- c. Trim
 - i. Builder grade
 - ii. Upgraded
- d. Fixture Package and Quality
 - i. Stainless/Bushed
 - ii. Black
- e. Cabinets
 - i. Cheapest
 - ii. Shaker (Big Box Store Grade)
 - iii. High End
- f. Countertops
 - i. Formica
 - ii. Butcher
 - iii. Hard Top (Granite/Quartz)
- g. Tub/Shower
 - i. Inserts
 - ii. Tile
 - iii. Tile with Accent
- h. Appliances
 - i. New or Used
 - ii. White/Black
 - iii. Stainless
- i. Siding
 - i. Original
 - ii. Vinyl
 - iii. Fiber Cement
- j. Others

4. The Big Three

- a. Curb Appeal (which Door will they Walkthrough?)
 - i. Mailbox
 - ii. House Numbers
 - iii. Entry Door
 - iv. Garage Door
 - v. Entry Side Windows
 - vi. Shutters
 - vii. Porch, Deck, Awnings, etc
 - viii. Rails or Stairs

- ix. Walkways and Driveways
- x. Fence
- xi. Landscaping and plants
- xii. Pressure Washing
- xiii. Clean! No Cobwebs, no rust, no overspray
- b. What are the major things they see upon opening the door?