



## A resource to help home buyers avoid costly surprises before making an offer

This checklist highlights common red flags buyers should pay attention to.

### Structure & Major Components

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- Foundation cracks (horizontal/stair-step)
- Uneven or sloping floors
- Water intrusion in basement/crawlspace
- Door/window framing movement
- Roof wear or missing shingles

#### Mechanical Systems

- HVAC age and operation
- Water heater condition
- Electrical panel hazards
- Plumbing leaks/corrosion
- Water pressure

#### Exterior & Drainage

- Flashing and roof condition
- Gutters need to direct water away
- Grading slopes away from home
- Siding damage or rot
- Deck attachment and safety

#### Interior Red Flags

- Ceiling/wall stains
- Drywall cracks
- Door/window function
- Musty odors
- Evidence of serious patchwork repairs

### Why This Helps Home Buyers

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- Helps you identify major concerns early
- Gives you more confidence before submitting an offer
- Helps you focus on expensive or safety-related issues
- Reduces the chance of unexpected surprises later

**Walk-Through Consultation Available:** A Walk-Through Consultation is a limited, on-site visual review intended to help prospective buyers identify significant concerns before submitting an offer or for general informational purposes regarding the property's condition. No report, and the fee can be applied to a full home inspection with a report if you choose to move forward.

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*This checklist is not a substitute for a full home inspection. It is intended to provide general guidance only.*