

## HOME BUYER HOUSE EVALUATION CHECKLIST

Buying a new property is an exciting but scary time. Here is a list you can use to complete a self-exam.

### Exterior:

- Roof:** Check for missing, damaged, or loose shingles, signs of sagging, and condition of gutters and downspouts.
- Foundation:** Look for cracks, signs of movement, water damage, or issues with grading/drainage.
- Windows and Doors:** Ensure they open/close properly and check for drafts, loose frames, or cracked panes.
- Exterior Walls:** Look for damaged or missing siding, cracks, or signs of wood rot.
- Driveway and Walkways:** Check for large cracks or uneven surfaces.
- Deck/Patio:** Inspect for stability, rot, or decay.
- Landscaping:** Check for proper drainage and potential issues with trees or roots.

### Interior:

- Plumbing:** Test faucets, showers, and toilets for running water and leaks. Check under sinks for signs of water damage.
- Electrical System:** Test light switches. Look for burnt-out or missing bulbs.
- Main Panel Box:** Look for possible obsolete Panels like Federal Pacific (FPE), Zinsco, Sylvania, Challenger
- Water Heating System:** Look for Corrosion or Gunt
- Walls and Ceilings:** Look for cracks, water stains, or signs of organic growths.
- Floors:** Check for uneven flooring, loose tiles, or damaged wood floors.
- Basement/Attic:** Look for signs of leaks, water damage, insulation issues, or pest infestations.
- Smoke Detectors and Carbon Monoxide Detectors:** Ensure they are present and functioning. Ask about the detector's ages.

### Functional Testing:

- Windows and Doors:** Check for ease of use, locking mechanisms, and weather stripping.
- Ventilation and Exhaust Systems:** Ensure they are operational.

### Miscellaneous:

- Odor:** Be aware of any unusual odors indicating mold or other problems.
- Neighborhood:** Consider noise levels, traffic patterns, and the general condition of surrounding properties.
- History:** Ask about the age of the house and any major repairs or renovations.

Remember, this checklist is for a basic pre-inspection. Hiring a highly experienced professional home inspector for a comprehensive assessment before purchasing is always recommended. **Stonebriar Property Inspections has completed over 10,000 inspections with a 99 percent customer satisfaction rating.** Our over 600 points thorough inspection will give you the peace of mind needed to make an informed buying decision.

For a quote, text 214-923-7304, ask “quote needed,” and enter the property address.

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