



Home Buyer Checklist

A thorough home inspection will help you identify potential issues. Then, you can determine which repairs need to be addressed prior to close and which projects you should anticipate as the future home owner. You should consult an professional for an inspection, but here's a general list of things to consider:

Home's Exterior

- ☐ Evaluate the condition of the siding. Ensure no large cracks or decaying components.
- ☐ Evaluate the condition of the roof.
- ☐ Make sure there are no branches, bushes, or trees touching the house or overhanging the roof.
- ☐ Evaluate the condition of driveway and walkways.
- ☐ Verify that the yard, trees, exterior structures, and landscaping is in good condition.
- ☐ Check railings on stairs and decks for durability and condition.
- ☐ Evaluate the presence and quality of gutters and downspouts.
- ☐ Check the condition of the chimney to ensure good condition.
- ☐ Check for proper grading and drainage away from the house.
- ☐ Ensure that there are no leaks from the septic tank and no evidence of standing water.
- ☐ Evaluate the exterior painting and ensure no flaking or stains.
- ☐ Verify that structural soundness (i.e. sides of house appear straight, square windows/doors, etc.).

Pier

- ☐ Contact local service provider to coordinate boat removal & winterization.
- ☐ Ensure that the stairs, pier, boat lift, and shoreline are in condition.

Home's Interior

- ☐ Evaluate the quality of window and door seals as well as screens.
- ☐ Ensure that all windows and doors function properly.
- ☐ Check the condition of flooring, walls, and ceiling throughout the house.
- ☐ Evaluate the condition of the attic (i.e. no stains, no decay, & sufficient insulation/ventilation).
- ☐ Verify that smoke detectors and carbon monoxide detectors are properly installed.
- ☐ Check the conditions of all stairs and stair handrails.
- ☐ Verify that the automatic garage door works properly.
- ☐ Evaluate the interior paint, wall covering, and paneling.

Robert Sivek • 262-533-1111 • Robert@LakeHomeInfo.com • LakeHomeInfo.com
Waterfront Specialist • NextHome Success



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Heating & Ventilation

- ☐ Look for visible insulation and ensure that it is adequate.
- ☐ Check that the heating, ventilation, and air conditioning (HVAC) are functioning properly.
- ☐ Evaluate the condition of the fireplace. Check doors and flue as well.
- ☐ Ensure that air ducts are in good condition.

Plumbing

- ☐ Check the condition of the water heater.
- ☐ Check the condition of the water pump.
- ☐ Check water pressure and ensure that it is sufficient.
- ☐ Evaluate all visible pipes to ensure no damage, leaks, etc.
- ☐ Look for moisture or evidence of moisture in the basement.
- ☐ Flush the toilet, check its stability, and ensure that it is operating properly.
- ☐ Verify that the home is free of plumbing issues and leaks.
- ☐ Verify that the well water test is acceptable.

Electrical

- ☐ Ensure that the electrical panel is clearly labeled.
- ☐ Verify that all lights and switches operate properly.
- ☐ Verify that all fans, especially the kitchen exhaust fan, is working properly.
- ☐ Check that the dishwasher and all included appliances are working properly.
- ☐ Ensure adequate number of electrical outlets in each room.

Additional Inspections

- | | | |
|---|---|--|
| <input type="checkbox"/> Radon | <input type="checkbox"/> Well/Water | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Mold | <input type="checkbox"/> Septic | <input type="checkbox"/> Sewer Lateral |
| <input type="checkbox"/> Pests/ termite | <input type="checkbox"/> Sprinkler/Irrigation | <input type="checkbox"/> Lead Paint |
| <input type="checkbox"/> Air Ducts | <input type="checkbox"/> Sewer Lateral | |