



## Pre-Offer Buyer's Agent Home Checklist

**Property Address:**

**Client Name:**

**Date:**

**Use this checklist as a way to keep track and document any concerns or questions about a home that you or your clients may have. For support or questions regarding items on this checklist or something you observe at a property, please contact a member of our team – we're here to help!**

- [admin@alpinebuildingperformance.com](mailto:admin@alpinebuildingperformance.com)
- **IG Message us: @alpinebuildingperformance**
  - **720-612-1469**

### Exteriors

Does the soil slope away from the house?

Are there any cracks or significant damage to the siding?

Are there any broken glass panes in windows?

- Are there any cracks or uplifted/settled sections of concrete features (driveway, walkway, patios, etc.)?
- Do the railings have wide openings that may allow small children to fall through and/or are railings climbable?

### Roof

- Are there any damaged shingles, tiles, or other roof coverings?
- Are there any sections of gutters that are damaged or disconnected?

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Is there any visible sagging or structural damage to the roof?

### **Garage**

Is the floor cracked or settling?

Does the garage door operate properly?

### **Doors**

Do any doors not open or close easily or bind on its jamb?

Do the exterior doors properly lock?

Do the screen or sliding doors operate smoothly and latch properly?

### **Interiors/Stairs**

Do all stairways have handrails?

Is there any water staining around any skylights or on ceiling surfaces?

Are there smoke and carbon monoxide detectors within 15 feet of every bedroom?

Are any of the windows fogged with moisture indicating a failed seal?

Are there visible cracks on interior surfaces (floors/walls/ceilings)?

Was the home built before 1980 and contain popcorn ceilings, textured ceilings or suspended panel ceilings?

Are there any floor tiles visible that may suggest asbestos material?

### **Kitchen**

Do the appliances seem damaged, old, or outdated?

Is there any moisture staining or damage under the kitchen sink?

Are there GFCI outlets in the kitchen?

### **Mechanical Systems**

Does the age of the furnace and A/C indicate that they are reaching the end of their respective 25-year and 15-year service life? <https://www.building-center.org/>

Is there any rusting or leaking at or around the units?

Was the water heater installed after 2010, and does it have an expansion tank or thermal expansion valve?

Does the AC use R-22 refrigerant?

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## Plumbing

- Are the water supply pipes copper, PEX, galvanized steel or polybutylene?
- Does the age of the water heater indicate it's near or past the end of its 12-year expected service life? <https://www.building-center.org/>
- Is there any moisture staining from leaks or heavily corroded pipes?
- Is the water pressure reduced at any faucets or fixtures?
- Are there any unusual noises when the system is in use?
- Is there any smell of natural gas?

## Bathrooms

- Is there any moisture staining under sinks?
- Is there any discoloration around toilets, tubs, or showers indicating a current or past leak?
- Is the sealant around tubs or showers cracked, discolored, or missing?
- Are there any loose tiles in the shower surround?

## Basement/Crawlspace

- Are there any cracks in the visible foundation that are larger than ¼"?
- Do the floors feel or look uneven?
- Does the air smell musty?
- Is there a vapor barrier over the crawlspace floor?

## Electrical

- Are any electrical panels marked with a Federal Pacific (FPE), Zinsco or Challenger label?
- Are any outlets physically damaged or showing signs of scorching/burning?
- Was the house built between 1965 and 1973 (this could indicate the presence of aluminum wiring)?

## General

- Does there appear to be an addition that was possibly not permitted?
  - Does there appear to be any renovation work that was not professionally finished?
  - Is this house in a flood zone? <https://msc.fema.gov/portal/search#searchresultsanchor>
  - Does the home have a functioning radon mitigation system?
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