

The Home Buyer's Viewing Inspection Checklist

Exterior:

- Curb Appeal
 - Assess the overall condition of the property from the street.
 - Look for well-maintained landscaping and an inviting exterior.
- Roof
 - Check roof for any visible damage, missing shingles, signs of wear.
- Siding and Exterior Finishes
 - Inspect the condition of siding, paint, and finishes.
 - Look for cracks, peeling paint, or signs of rot.
- Windows and Doors
 - Examine condition of windows & doors for drafts, damage, or wear.
 - Ensure locks and hardware are functional.

Interior

- Layout and Flow
 - Assess the overall layout and functionality of the home.
 - Consider how well the space meets your lifestyle needs.
- Plumbing
 - Check for visible leaks, drips, or water stains.
 - Test faucets, showers, and flush toilets.
- Electrical
 - Test all outlets and switches.
 - Check electrical panel for signs of overloading or outdated wiring.
- HVAC (Heating, Ventilation, and Air Conditioning)
 - Inquire about the age and condition of the HVAC system.
 - Test heating and cooling systems during the visit.
- Appliances
 - Inspect the condition and functionality of included appliances.
 - Ask about the age and maintenance history.
- Ceilings and Walls
 - Check for cracks, water stains, or sagging ceilings.
 - Inspect the condition of walls and paint.
- Flooring
 - Look for signs of wear, damage, or squeaky floors.
 - Inquire about the type and condition of flooring materials.

Kitchen

- Appliances
 - Inspect the condition and functionality of the stove, refrigerator, dishwasher, and microwave.
 - Look for signs of wear or outdated appliances.
- Countertops and Cabinets
 - Examine the condition of countertops and cabinetry.
 - Consider the storage and workspace in the kitchen.

Bathrooms

- Plumbing Fixtures
 - Test faucets, showers, and toilets for leaks or issues.
 - Inspect the condition of sinks, tubs, and showers.
- Ventilation
 - Check for proper ventilation and the presence of exhaust fans.
 - Look for signs of mold or mildew in damp areas.

Basement and Attic

- Foundation
 - Inspect the foundation for cracks, settling, or water intrusion.
 - Check for signs of dampness or water damage.
- Insulation and Ventilation
 - Inquire about insulation and ventilation in the attic.
 - Look for signs of pests, leaks, or insufficient insulation.

Yard and Exterior

- Exterior Living Spaces
 - Assess condition and usability of decks, patios, and outdoor areas.
 - Consider privacy and views from these spaces.
- Driveway and Garage
 - Check the condition of the driveway and garage door.
 - Ensure the garage is spacious enough for your needs.
- Fencing
 - Inspect the condition of fencing or property boundaries.
 - Consider privacy and security in the yard.

Additional Considerations

- Neighborhood
 - Safety, proximity to amenities, and the overall environment.
 - Talk to neighbors, if possible, to learn about the community.
- Future Expansion and Renovation
 - Does the property allow for future expansion or renovations?
 - Check zoning regulations and restrictions.
- Overall Condition and Maintenance
 - Evaluate overall condition of home. Does it meet your expectations?
 - Inquire about the maintenance history and any recent renovations.