



HOMEBUYERS CHECKLIST

You have made one of the largest financial decisions that you will make. This is your time for due diligence and an opportunity to lower the angst that is present. Depending upon your situation there will be experts to hire to evaluate specific home conditions. Perhaps there are a well and septic systems, environmental concerns, older appliances and materials, structural issues, or plumbing, HVAC & electrical concerns, or legal concerns. In addition to the home inspector, buyers may wish to employ experts to evaluate these items. These inspections must be done in an agreed time period between the buyer and the seller. Below is a checklist that you can use to help with your due diligence.

Read the sellers disclosure, are there concerns with it?

Develop a list of specific concerns: appliance and material age

Home's exterior condition

- Roof
- Siding
- Grading
- Storm water control
- Driveway, Walks, Retaining walls
- Porches, Deck, Steps and Patio

Home's interior condition

- HVAC systems: heating and cooling
- Plumbing fixtures, supply and drain
- Incoming water, gas and electric supply
- Windows, doors
- Ceilings, walls and floors
- Cabinets, countertops, and shelving
- Specialty items

Where is the home's

- Main water shut off
- Main power shut off

Is there evidence of water penetration

- Basement
- Attic
- Other locations

Life Safety

- Smoke detectors
- CO detectors
- Alarm system

Environmental concerns

- Radon
- Wood destroying organisms
- Mold
- Asbestos

Has the owner supplied the last 12 months of gas, water, and electric utility usage?

Are there any easements present?

Are there any special assessments pending?

Are there any transferrable warranties existing?

Is there a Homeowner's Association to know about?

QUESTIONS? CALL OR TEXT US AT 248.379.0216

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