

No home is perfect – we’re looking for big-ticket risks, not cosmetic issues.  
Use this checklist to spot potential problems before you make an offer.



### 1 EXTERIOR

*First impression = big clues*

- Roof condition (missing, curled, or damaged shingles)
- Foundation cracks or uneven settling
- Siding condition (cracks, rot, or moisture damage)
- Gutters & drainage (water should flow away from home)
- Windows (condition, seals, and functionality)



### 2 MAJOR SYSTEMS

*The most expensive repairs*

- HVAC system (age, condition, and performance)
- Electrical panel (safe, labeled, not outdated)
- Plumbing (leaks, corrosion, water pressure)
- Water heater (age, rust, and condition)



### 3 STRUCTURE & HIDDEN AREAS

*Check for hidden problems*

- Basement (moisture, cracks, water stains, musty smells)
- Attic (insulation, ventilation, signs of leaks or mold)
- Floors (sloping, uneven, or bouncy)
- Walls/Ceilings (cracks, stains, or bulging)



### 4 INTERIOR FUNCTIONALITY

*Small details can reveal bigger issues*

- Doors & windows open and close properly
- Lights & outlets work
- Cabinets, appliances, and fixtures
- Signs of DIY work or poor repairs



### 5 WATER, MOLD & SMELLS

*Most important area to check*

- Musty or damp smells
- Water stains on ceilings, walls, or floors
- Mold or mildew (bathrooms, basement, windows)
- Soft spots in floors or walls



### 6 LOCATION & OUTSIDE FACTORS

*Location affects your lifestyle & value*

- Noise (roads, neighbors, trains, etc.)
- Neighborhood condition
- Nearby properties (well-kept or not)
- Parking, traffic, and overall convenience



#### RED FLAG CHECK

*Investigate further or walk away if you see:*



Foundation cracks



Water damage or mold



Old electrical (unsafe panels)



Roof near end of life



Strong smells (moisture, sewage)

### LET'S FIND THE RIGHT HOME, TOGETHER.

I'm here to help you find a home you love with confidence. If you have any questions during your tour, don't hesitate to ask!

#### GARRETT LESTER

(716) 545-9238

garrett@greatlakesre.com

greatlakesrealestate.com @garrett\_sellshomes



**Great Lakes  
Real Estate**