

Before You Buy: Home Checklist

Consider using this handy checklist as you assess a house during an initial walk-through.



HOME ADDRESS:

1 FOUNDATION

- Inspect inside and outside all the way around the house.
- Outside: Check for large trees close to house; roots could cause future issues.
- Inside: Check walls and ceilings for cracks; larger cracks could be costly.

2 WINDOWS & DOORS

- Open and close doors – are they stuck/jammed? If so, the house may be shifting.
- Check windows: Are they crooked? Are there spaces, cracks or separation between window and caulking? All could indicate foundation settlement, which can lead to sinking.
- Check age of windows – old windows can be costly to replace.
- Ask about any lead paint issues, which can be harmful to kids. Most homes built before 1940 used lead-based paint, so check if windows have been updated.

3 PLUMBING & APPLIANCES

- Run faucet in kitchen and bathrooms; weird noises, discolored water or slow drains could indicate issues.
- Ask your real estate agent about the age of the appliances.
- Check floor near dishwasher and refrigerator for stains or leaks, which could indicate plumbing issues.

4 FURNACE

- Find out age of furnace.
- If it's running, is it noisy? If so, it may need cleaning/service or may be an older model that needs replacement.
- Check for rust stains around the floor or cabinet, which may indicate previous repairs/issues.

5 WATER HEATER

- Check sticker on heater or ask for age of heater.
- Look around heater to check for leaks.
- Stains or corrosion on the pipes or tank itself are common in older models and may indicate it needs cleaning.

6 SUMP PUMP

- Check for leaks, stains or odors, which may indicate issues.
- Is there a battery backup in the event of a power outage?

7 SEWER EJECTOR PUMP

- Check fiberglass or plastic container for cracks, breaks or damage.

8 ELECTRICAL PANEL

- Open cover or panel door to look for the age of the wiring.
- Fuse panel? Wiring may be older.
- Circuit breaker? Wiring is likely more up-to-date.
- Ask if electric panel expandable for appliances or remodeling.

9 AIR CONDITIONING UNIT

- Walk outside to view unit.
- Check that plants are not too close to unit – extra space keeps it more efficient.
- Check for loud noises.
- Check for rust stains, which may indicate an old unit.
- Request previous utility bills to estimate heating/AC costs.

10 GUTTERS AND DOWNSPOUTS

- Check for loose, damaged sections.
- Check that downspouts extend away from foundation.
- Check for downspout extensions, which carry water away even further.
- Check overall ground or “grade” around the house; it should slope away from the house, not toward it.

11 ROOF

- Ask for age of the roof and if there are any warranties.
- Ask when it was last inspected.
- View roof from street at a distance: Is it laying flat? If wavy, it could be old or have issues.
- Check for missing shingles or curled edges.

EXTRA QUESTIONS FOR A LICENSED INSPECTOR:

FOR MORE INFORMATION, VISIT: [ALLSTATE.COM/HOUSEHUNTING](https://www.allstate.com/househunting).

Disclaimer: Every situation is different. These are only a few of the items you should look at when assessing the quality of a house. You should make your purchase or other home buying decisions based on an inspection by a professional, licensed inspector. Note: Not all features may be present in all homes.