

# Smart Check<sup>SM</sup>



A pre-listing / pre-offer checklist to make buyers or sellers aware of potentially costly items that can show up on an inspection report.

Address:

## AROUND THE HOUSE

YES NO N/A

**Does grade slope sharply toward the foundation?** Water pooling against foundations can lead to moisture entry. Regrading soil to slope away from house is recommended.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Are there damaged/rotted retaining walls?** While they may not impact the habitability of the house, replacement of retaining walls can be expensive.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Is there significant settlement on driveway or the front entrance?** Settlement of concrete can be corrected by pressure grouting or replacement of damaged sections.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## ROOF

**Is the roof over 20 years old?** Older roofs may need repair or replacement in the near future.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Are there Atlas Chalet shingles present?** This is a defective shingle installed on houses between 1999-2010 that may not be covered by some insurance companies.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## EXTERIOR

**Are there multiple areas of rotted trim?** While minor repairs to damaged trim are not typically expensive, multiple areas of rotted trim can result in significant cost.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Stucco houses – Is stucco hard coat or synthetic?** Can be difficult to determine - start by asking seller. Synthetic stucco may have hidden water damage.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Stucco houses – Does stucco run below the ground?** This can provide a hidden path for termites to enter the home.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## PLUMBING

**Is there polybutylene plumbing present?** A defective plumbing material commonly used from 1985-1995. Look under a sink for grey pipes with lettering "PB2110" or "QEST".

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Is the water heater over 12 years old?** An older water heater may work fine but can be a concern to buyers – this concern can often be addressed by providing a home warranty.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## ELECTRICAL

**Does electrical wiring/panel box appear to be over 50 years old?** Older electrical systems will often need to be upgraded to modern safety standards.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Does the electric panel have a "Federal Pacific" or "Zinsco" label?** These are defective panels that have been known to cause house fires.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## FOUNDATION

**Are there any cracks larger than ¼" wide visible on foundation walls?** Cracks over ¼" wide can indicate the need for foundation repairs.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Is there any evidence of water entry in the basement or crawl?** Moisture in crawlspaces or basements can cause damage or mold.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Is there a musty/moldy smell in the basement or crawlspace?** A musty smell is typically caused by the presence of mold, even though it may be hidden.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## HVAC

YES NO N/A

**Are the AC units over 15 years old or Furnaces over 20 years old?** Older HVAC systems may work fine but are likely to be a concern to buyers – this concern can be addressed by having them serviced or providing a home warranty.

  

## DECKS

**Is the deck over 25 years old?** Many older decks are no longer considered safe and may need replacement or repair.

  

## INTERIOR

**Are there multiple windows with a clouded appearance?** A cloudy appearance typically indicates a failed thermal seal and the window will need eventual replacement.

  

**Do any of the floors have a significant slope?** This can indicate problems with the foundation or framing.

  

## AVERAGE LIFE EXPECTANCY CHART

## APPLIANCES

Air Conditioner	10-15 years
Furnace	15-25 years
Gas Fireplace	15-25 years
Heat Pump	10-15 years
Water Heater	10-12 years

## WINDOWS

Aluminum Windows	20 years
Vinyl Windows	25-30 years
Wood Windows	30+ years

## ROOF COMPONENTS

Asphalt Shingles (3-Tab)	15-20 years
Asphalt Shingles (Architectural)	20-25 years
Metal Roof	40-50 years
Gutters (Aluminum)	25-30 years
Wood Shingles/Shakes	25-30 years

## OUTSIDE

Deck Structure	20-30 years
Decking Boards	15 years
Timber Retaining Walls	25 years

## How to Figure Out the Age of HVAC Equipment?

Some manufacturers make it difficult to determine the age of HVAC equipment or a water heater.

Often the date of manufacture is two digits in the serial number. You can use this website to look up the date of manufacture for any HVAC appliance or water heater:

[www.building-center.org](http://www.building-center.org)

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