

Smart Check™

A pre-listing / pre-offer checklist to make buyers and sellers aware of items that are likely to come up during an inspection.



AROUND THE HOUSE

YES NO N/A

Does the grade slope toward the foundation? Water pooling against foundations can lead to moisture entry. Correction of drainage or grading may be needed.

Are there damaged/rotted retaining walls? While they may not impact the habitability of the house, replacement of retaining walls can be costly.

Is there significant settlement on driveway or the front entrance? Settlement of concrete can be corrected by pressure grouting or replacement of damaged areas.

Are there trees close to the house? Limbs overhanging the roof may need to be trimmed and trees close to foundation may need to be removed.

ROOF

Is the roof over 20 years old? Older roofs are likely to need replacement in the near future. Metal roofs will last longer but will require maintenance.

Are missing/damaged shingles visible? Missing shingles are typically the result of storm damage. Further evaluation will be needed to determine the extent of any damage.

EXTERIOR

Are there multiple areas of rotted trim? While minor repairs to damaged trim are needed on most houses, multiples areas of rotted trim can add up in repair costs.

Hardboard siding - are there areas of moisture damage? Hardboard siding (aka, "LP" siding) was installed on houses ~1985-1995. Lack of proper maintenance can cause moisture damage.

Stucco siding - synthetic or hard coat? It can sometimes be difficult to determine - start by asking the seller. Synthetic stucco will need evaluation by a specialist.

Is there an older brick chimney present? Older masonry chimneys frequently require repairs and should receive a Level 2 inspection by a CSIA-Certified chimney sweep.

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".

Is the water heater over 12 years old? An older water heater may work fine but can be a concern for some buyers - this concern may be able to be addressed with a home warranty.

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 standards.

Does electric panel have a "Federal Pacific" or "Zinsco" label? These are defective panels that have documented safety issues. Replacement is recommend.

FOUNDATION

YES NO N/A

Are there any cracks larger than 1/4" wide on foundation walls? Cracks over 1/4" wide may indicate the need for foundation repairs.

Is there any evidence of water entry in crawlspace or basement? Hardboard siding (aka, "LP" siding) was installed on houses ~1985-1995. Lack of proper maintenance can cause moisture damage.

Is there a musty / moldy smell in the house or basement? These smells are typically caused by some type of mold growth. This is a common condition that can be corrected with proper remediation.

HVAC

Are there AC units over 15 years old or furnaces over 20 years old? Older HVAC systems may operate normally but still be a concern to buyers. Servicing/evaluation by an HVAC company is recommended.

Are there finished rooms in a basement with no HVAC? Basements that were finished without pulling permits may not have proper HVAC present.

DECKS

Does the deck appear older or in poor repair? Many older decks are no longer considered safe and may need repair or replacement.

INTERIOR

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

Do any of the floors have a significant slope? This can indicate settlement or framing defects. Determining the exact cause of sloping floors can be difficult if space underneath is finished.

Are there moisture stains on ceilings? Ceiling stains can result from a variety of causes, including roof leaks, plumbing leaks, or HVAC condensate leaks.

AVERAGE LIFE EXPECTANCY CHART

APPLIANCES

Air Conditioner	10-15 years
Gas Furnace	15-20 years
Heat Pump	10-15 years
Water Heater	10-12 years

ROOF COMPONENTS

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

OUTSIDE

Deck Structure	25 years
Retaining Wall (Wood)	25 years
Concrete Driveway	30 years
Garage Doors	25 years

How to Figure Out the Age of HVAC Equipment?

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

Need to Book an Inspection?

Home Inspections
Radon Testing
Mold Testing
Pool Inspections
Termite Letters
Sewer/Septic Inspections

www.AtEaseInspections.Net