

Pre-Purchase Red Flags Walkthrough

Walk through any home with this checklist before buying. These are the issues that cost real money to fix.

Exterior & Structure

- Foundation cracks (horizontal = serious)
- Grading slopes toward house
- Roof age and condition
- Siding damage or rot
- Chimney condition

Basement & Crawlspaces

- Water stains or efflorescence
- Musty smell (mold indicator)
- Cracks in floor or walls
- Sump pump present and working
- Signs of pest damage

Plumbing

- Water pressure at multiple fixtures
- Water heater age (10+ years = replace soon)
- Pipe material (galvanized = future issue)
- Signs of leaks under sinks
- Septic vs sewer

Electrical

- Panel age and amperage (100A minimum)
- Grounded outlets (3-prong)
- GFCI in wet areas
- Knob-and-tube or aluminum wiring
- Flickering lights

HVAC

- System age (15+ years = budget for replacement)
- Ductwork condition
- Even heating/cooling throughout
- Fuel type and efficiency