

# Buyer's Pre-Inspection Walkthrough Checklist

Use this checklist during a showing or follow-up visit to capture observations and questions for your inspector. Not intended to diagnose conditions or replace a professional inspection, simply record concerns and identify areas that need a closer evaluation.



## Exterior & Site

- Ground slopes toward house
- Standing water or soft soil near foundation
- Downspouts discharge near house
- Decks or stairs feel loose or uneven
- Complex rooflines or many penetrations

## Roof & Attic (Visible Only)

- Uneven or sagging rooflines
- Mismatched or patched roofing
- Ceiling stains on upper floors
- Limited or blocked attic access

## Structure & Layout

- Sloping or uneven floors
- Doors/windows stick in multiple areas
- Large or repeated cracks
- Layout suggests removed walls

## Electrical

- Crowded or hard-to-access panel
- Permanent extension cords or power strips
- Outlets not working consistently
- Flickering lights or loose switches

## Plumbing

- Low or uneven water pressure
- Leaking or sputtering fixtures
- Visible corrosion under sinks
- Stains near plumbing fixtures

## Heating / Cooling / Fireplaces

- Uneven temperatures between rooms
- Older or worn equipment visible
- Improvised or altered venting
- Fireplace or stove actively used

## Interior & Ventilation

- Wall or ceiling stains or discoloration
- Condensation on windows
- Bathroom or kitchen lacks visible ventilation
- Persistent or musty odors

## Notes for Inspector

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