



THINGS TO LOOK FOR AT SHOWINGS



Things you should look for during a home showing

Old or Damaged Roof

- Damaged shingles
- A wavy, uneven look
- Discoloration of some areas of the roof
- Rotted plywood or framing (underneath)
- Damaged or stained drywall

Poor drainage around the outside of the home

- The ground should slope slightly away from the house for proper drainage. Same with any concrete. Is water directed away from the home?
- Are gutters and eaves well maintained and adequate?

Nearby water “features”?

- If the house is close to a lake, river, or even a creek, is there the potential of flooding?
- Is it in a designated flood zone? (If so, flood insurance will be required)

Signs of water damage

- Discolored or damaged ceilings or walls
- Rotting wood
 - Outside - look at siding, soffits, and fascia boards
 - Inside - look at framing in attic and/or basement, under sinks
- Strong smells (even good ones)
 - Moldy
 - Musty
 - Cover up?

Foundation problems

- Large cracks in foundation or walls of the basement (most hairline cracks are normal)
- Bulging
- Uneven or sloping floors
- Sticking windows and doors (misaligned)
- Cracks in the walls above windows and doors
- Cracked chimney
- Settling
- Leaning or ineffective posts/beams

Electrical issues

- Light switches or outlets don't work
- Old “knob and tube” wiring (you may need to replace this)
- Exposed wires that don't lead anywhere
- Old fuse box

Plumbing issues

- Slow drains
- Toilets that don't flush right
- Low water pressure
- Old water heater

Other issues to look for

- Sump pump (working? proper draining?)
- Cracked tiles
- Weatherstripping on doors/drafts
- Lack of adequate insulation
- Asbestos-containing materials, such as tile or siding
- History of the house (drugs, deaths, etc.)
- City zoning restrictions/issues
- Homeowner's Association restrictions/costs

