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Home Evaluation Checklist – Jennifer Pearce, Raine & Horne Kyneton

Structural Problems

- What is the condition of the interior walls?
- What are the floors and under flooring made of, and what is their condition?
- What is the state of the roof? Are there trees too close?
- What is the condition of the gutters, downpipes, flashing, and fascia?
- Do the doors and windows seal out weather?
- Can you easily open the windows? If the window has screens can you move the screens easily? If the window is the old-fashioned kind with the pulley, counter-weight and sash cord, are the parts in working order?

Water

- Check for signs of water problems around the foundations. Mildew on the walls or a dark, scaly-looking surface, indicates too much moisture under the house and might indicate a leak through the foundation.
- Look at the ceilings, especially those under flat roofs or slightly slanted roofs for signs of leaks. You may notice bubbling in the ceiling, or brown spots, patches or new paint.
- Check the drainage outside around the foundation. Does the land slope toward the house or away from the house? Are there cracks?

Interior Environmental Hazards

- In older homes, look for asbestos or lead paint coating on pipes for the heating system and hot water service.

Plumbing

- How long does it take hot water to get to the shower?
- Do you like the way the toilet flushes?
- How's the water pressure? Check on the taps in the bathrooms and the kitchen.
- How old is the hot water service? Can you read the temperature controls?

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These items may not be as critical but since you'll be using the plumbing often, it's nice to know what you'll have to put up with until you can make any necessary repairs or changes.

Electrical Systems

- How much action can the electrical system handle?
- Has the meter box been upgrade with safety switches?
- Are there mystery switches (you flick the switch and nothing seems to happen)? Make a note so you can ask the seller what they're for.

Kitchen Appliances

- What is the condition of the kitchen?
- Will the dishwasher be sold with the house?
- If the house has a gas stove, does it have a pilot light or an ignition starter? Does the oven door close securely?

Outside

- Where are the property boundaries?
- Is the landscaping adequate?
- What condition is the garage in? Are there other out-buildings?
- Are the fences, patio, and deck in good repair?

For more advice on buying and selling a home, contact Jennifer Pearce at Raine & Horne Kyneton