

# THE PI HOME BUYING CHECKLIST



SOMETIMES A HOUSE LOOKS AMAZING AT FIRST GLANCE-WHILE HIDING EXPENSIVE PROBLEMS JUST BENEATH THE SURFACE. THIS CHECKLIST WILL HELP YOU SPOT POTENTIAL RED FLAGS EARLY, SO YOU CAN DECIDE IF IT'S WORTH MAKING AN

## EXTERIOR AND UTILITIES

### Exterior Red Flags:

- ☐ **Roof:** Curling/missing shingles, sagging lines, old age
- ☐ **Foundation:** Cracks, uneven doors or walkways
- Drainage:** Water pooling near home, gutters draining too close
- ☐ **Siding:** Rot, damage, or bubbling paint
- ☐ **Yard Slope:** Yard slopes toward the home

### Utilities and Systems

- ☐ **HVAC Unit:** Old rusted systems, loud noises, poor airflow
- ☐ **Water Heater:** Look for rust around base, ask about age (10+ years = replacement soon)
- ☐ **Electrical Panel:** Any visible damage or confusion in labeling = ask questions
- ☐ **Plumbing:** Look at exposed pipes—any corrosion, strange materials, or signs of leaking?

## INTERIORS

### Interior Red Flags:

- ☐ **Walls/Ceilings:** Cracks, stains (especially brown/yellow water spots), sagging drywall
- ☐ **Floors:** Uneven or sloped floors, soft spots, squishy carpet (moisture underneath?)
- ☐ **Windows:** Difficult to open/close, fog between panes (broken seals), signs of past leaks
- ☐ **Smells:** Musty odors (may indicate mold), overpowering scents (trying to cover something?)
- ☐ **Doors:** Sticking, misaligned frames (could mean foundation movement)
- ☐ **Kitchen & Baths:** Water damage under sinks, moldy caulk, leaking faucets, outdated plumbing
- ☐ **Attic Access:** If accessible—peek at insulation, signs of leaks, or pests
- ☐ **Basement or Crawlspace:** Dampness, mold, standing water, or a “wet basement” smell

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## SMART QUESTIONS TO ASK THE AGENT WHILE WALKING THROUGH

- ☐ How old is the roof, HVAC, and water heater?
- ☐ Have there been any past foundation or drainage repairs? Is there a history of water intrusion?
- ☐ Are there any recent updates or renovations—and were they permitted?
- ☐ Why are the current owners moving?

## PERSONAL FIT CHECKLIST

Can I picture living here every day? .....

Does the layout match my lifestyle? .....

Are there enough bathrooms, storage, or office space? .....

What's the commute and neighborhood feel like? .....

## NOTES:

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**THE HOUSE MAY LOOK NICE, BUT IF SOMETHING FEELS OFF—IT'S WORTH LISTENING TO THAT INSTINCT. USE THIS CHECKLIST TO FILTER OUT HOMES THAT AREN'T A GOOD MATCH BEFORE YOU SPEND MONEY ON INSPECTIONS OR APPRAISALS.**