



The Proactive Buyer's Walkthrough Guide

Providing a fresh set of eyes for your next investment.

1. Exterior & Foundation

- **Grading:** Does the ground slope away from the house? (Prevents basement flooding).
- **Foundation:** Are there large "stair-step" cracks in the brick or visible concrete?
- **Siding:** Is there any wood-to-earth contact? (Invites termites).
- **Windows:** Are there "foggy" panes? (Indicates a broken thermal seal).

2. Roof & Chimney (From the Ground)

- **Shingles:** Are any edges curling, buckling, or missing entirely?
- **Gutters:** Are they sagging or pulling away from the house?
- **Chimney:** Is the mortar crumbling, or is the "crown" (the top slab) cracked?

3. Interior & Structure

- **Ceilings:** Are there yellow or brown "map" stains? (Signs of an active or past leak).
- **Floors:** Do you feel a "dip" or "bounce" when walking? Are they noticeably unlevel?
- **Doors:** Do they swing open or shut on their own? (Could indicate settlement).
- **Smell:** Is there a musty or damp odor in the basement or crawlspace?

4. Major Systems

- **Electrical:** Are there mismatched outlets or "char" marks on the covers?
- **Plumbing:** Check under every sink. Is the wood damp, or is there an active drip?
- **HVAC:** Check the date on the furnace/AC sticker. If it's over 15 years old, it's nearing the end of its life.

5. The "Big Three" Safety Checks

- **GFCI Outlets:** Are there "Test/Reset" buttons on outlets near water (kitchen/bath)?

- **Handrails:** Are they sturdy and present on all stairs with more than 3 steps?
 - **Smoke Detectors:** Are they present in every bedroom and on every level?
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Mandatory Disclaimer for your Proactive Buyer's Walkthrough Guide

Note: This checklist is for informational purposes only and is intended to help you identify visible concerns during a preliminary walkthrough. It is **not** a substitute for a comprehensive professional home inspection. A professional inspection by **Atchley Home Inspections** involves a deep dive into hundreds of items, including attic, crawlspace, and electrical testing that cannot be performed during a casual viewing.

- *Found a house you love? Call Ashlin at 931-652-9958 to schedule your full professional inspection!"*

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