



# Listing Agent Home Condition Checklist

## (Guide to the checklist)

The purpose for the following list is to reduce the chances of the buyers getting surprised during their home inspection. It's to help real estate agents get a better understanding of the physical components of the real estate they are selling.

This is in order to make more informed decisions regarding actions to be taken (or not) prior to, or in conjunction with putting the house on the market. Possible actions are 1) do nothing, 2) make repairs, 3) disclose defects to buyers and sell "as is". (Would you recommend that the asking price be reduced as a result of the physical conditions of the property.)

After completing the following checklist, as the listing agent, would you recommend to the seller that any repairs be done as a part of the sale process?

After completing this list, are there any items that you would recommend being disclosed up front in order to avoid issues and negotiations resulting from the buyer's inspection (keeping in mind that the buyers inspector will likely be very thorough)? If a defect is disclosed up front, buyers have difficulty negotiating that item because they knew about it prior to their offer and the inspection.

An official home inspection by a New York State licensed home inspector (a pre-listing sellers inspection) is also an option for a more thorough inspection and detailed report. For more information about sellers inspection, visit [www.safeharborinspections.com](http://www.safeharborinspections.com).

**As a general recommendation, have a termite contract and guarantee in place. Contact an exterminator. Have all the mechanical equipment serviced by a licensed and qualified contractor. Have service tags placed on all the equipment prior to the buyer's inspection.**

# **Home Condition Checklist**

- 1. Identify obvious defects (see checklist on next page)**
- 2. Decide what to do about them**
  - a. Disclose**
  - b. Fix**
  - c. Do nothing**
- 3. Does it affect the listing price?**

## HOMEOWNER INTERVIEW

- Age of HVAC equipment \_\_\_\_\_
- Age of water heater (expected useful life-8 to 12 years) \_\_\_\_\_
- Age of roof (expected useful life for a typical roof - 30 years) \_\_\_\_\_
- Age of siding (expected useful life 25 to 30 years) \_\_\_\_\_
- Age of windows (expected useful life 25 to 30 years) \_\_\_\_\_
- Is there an in ground oil tank in use or abandoned? \_\_\_\_\_
- Is there a termite guarantee in place? \_\_\_\_\_
- Is there is a cesspool? If there is how old is it? \_\_\_\_\_

## INTERIOR

- Are there leaks around the heating equipment or water heater? \_\_\_\_\_
- Are there water stains in the ceilings or walls? \_\_\_\_\_
- Walk through the entire house and notice any off-level floors? \_\_\_\_\_
- Check some doors, do they open and close correctly? \_\_\_\_\_
- Are there any visible substantial cracks in the walls, ceiling or foundation? \_\_\_\_\_
- Are there signs of water intrusion/flooding in the basement is there a musty/moldy smell or visible mold? \_\_\_\_\_
- Is there anything you suspect that may be asbestos (usually used for insulation around pipes)? \_\_\_\_\_

## EXTERIOR

- Are there substantial cracks in the chimney? \_\_\_\_\_
- Does the siding appear to be in reasonable condition? \_\_\_\_\_
- Are the stoops, walkways, driveways, fences and patios in reasonable condition? \_\_\_\_\_
- Are there deteriorated retaining walls? \_\_\_\_\_



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**We take great pride in the home inspection reviews we receive. It is our goal to provide you with the highest quality and most thorough home inspection available. But don't take our word for it. See what our past clients have to say:**

I just had Collin do my inspection. It was top notch service every question was answered and he took so much time with me going through the property. From the first call placed to Laura to the handshake goodbye and good luck, it was a wonderful experience! I will be recommending your company. Thank you!

– Sherry Levinson

Safe Harbor Inspections is a great company! They were very thorough with the home inspection and detailed issues that may need addressing, and were very informative throughout the process! I was referred to them by previous clients of theirs and would absolutely use them again should I need!

– Joseph Funch

James was wonderful. He meticulously went through the home educating us all the way! Gave great advice to us being first time home buyers. Would 100% recommend him to anyone buying a home first time or not!

– R.D., West Islip NY

Collin handled the inspection very professionally and cared for the inspection as if it were his own home purchase. He was patient with our questions and completely thorough. Will be doing business again. Thank you!

– A.B., Flushing NY

Jim is amazingly thorough and professional while being jovial, friendly and patient. He has done 2 inspections for us and we trust him as if he's a member of our family. We would never consider anyone else.

– S.J

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Mike was extremely professional, and even in the face of a jumpy homeowner, he conducted himself in the most appropriate way. Kudos to the Safe Harbor Team!

– P.W.