WEG Buyer Due Diligence Walkthrough Checklist

Before You Begin

Use this checklist as a buyer's observation aid while touring a home. It is not an inspection, appraisal, or professional opinion. Mark what you observe and note questions for follow-up.

Foundation Cracks and Expansive Clay Soils

- ☐ Stair-step or widening cracks in foundation walls, exterior masonry, or interior finishes
- ☐ Doors or windows that stick, bind, or do not close normally
- ☐ Gaps where trim meets walls, floors, or ceilings
- ☐ Ground or hardscape that slopes toward the house; downspouts discharging near the foundation

Roof Wear, Ice Damming, and Attic Insulation

- ☐ Curling, missing, damaged, or uneven shingles visible from the ground
- ☐ Ceiling staining, bubbling paint, or other signs of possible moisture
- ☐ Icicle or ice-dam patterns at roof edges, if seasonally visible
- ☐ Attic insulation appears thin or uneven, if accessible to observe safely
- ☐ Ask about attic ventilation and any known moisture or ice-dam issues

Sewer Line and Older Pipe

- ☐ Slow drains, gurgling sounds, or recurring backups during the visit
- ☐ Unusual sewer-like odors indoors or near cleanouts
- ☐ Note the home's age and any visible signs of older plumbing
- ☐ Ask whether a sewer scope has been completed and request the report

Radon in Basements

- [ ] Ask whether a radon test has been completed and request the records
- [ ] Look for a radon mitigation system and ask when it was installed or serviced
- [ ] Note any test results, dates, and follow-up questions

Unpermitted Basement Finishing

- [ ] Observe ceiling heights and whether finished areas feel consistent throughout
- [ ] Check for egress windows in basement sleeping rooms
- [ ] Look for smoke and carbon monoxide detectors where expected
- [ ] Ask which basement work was permitted and request permit records

Electrical Sub-Panels and Older Wiring

- [ ] Panel directory or circuit labeling appears clear and legible
- [ ] Visible scorch marks, unusual heat, or damage near panels or outlets
- [ ] Two-prong outlets or other visible signs of older electrical work
- [ ] Lights flicker or dim during normal use; note when and where

Questions to Ask the Seller or Agent

- [ ] How old are the roof, HVAC equipment, and water heater?
- [ ] What repairs or recurring maintenance have been completed? Are receipts available?
- [ ] Were additions or renovations permitted? Can records be shared?
- [ ] Are there HOA rules, fees, assessments, or pending projects to review?
- [ ] What are typical utility costs by season?
- [ ] Are seller disclosures available, and what should I clarify?

Notes by Room

Entry / exterior

Kitchen

Living areas

Bedrooms

Bathrooms

Basement / utility

Other / follow-up

Next Steps

Consider hiring a qualified, licensed home inspector. When a concern arises, consider a qualified specialist such as a structural engineer, sewer-scope provider, radon tester, or licensed electrician. Review findings with your agent before deciding.

> Questions about financing options? Talk with the Wasatch Equity Group team.