

REO Property Inspection Checklist

1. Exterior Inspection

- Roof Condition: Check for missing shingles, leaks, sagging, and signs of past repairs.
- Gutters & Drainage: Ensure downspouts are intact and water drains away from the foundation.
- Siding & Paint: Look for cracks, peeling paint, mold, or termite damage.
- Windows & Doors: Test for broken seals, rotted frames, missing screens, and proper locking.
- Foundation & Structure: Inspect for cracks, shifting, settling, or water intrusion signs.
- Driveway & Walkways: Look for uneven surfaces, major cracks, or drainage issues.
- Landscaping & Grading: Ensure grading directs water away from the house to prevent flooding.

2. Interior Inspection

- Walls & Ceilings: Look for water stains, cracks, holes, or signs of mold.
- Floors & Carpeting: Check for uneven surfaces, water damage, loose tiles, or warped wood.
- Windows & Doors: Ensure all function properly, seal correctly, and have no broken glass.
- Staircases & Railings: Confirm railings are secure and steps are level.
- Smoke & Carbon Monoxide Detectors: Test for functionality and proper placement.

3. Electrical System

- Service Panel: Inspect for outdated wiring, missing breakers, or exposed connections.
- Outlets & Switches: Test for function and check for GFCI protection in wet areas.
- Lighting Fixtures: Ensure all lights work and check for exposed or loose wiring.
- Major Appliances: Test outlets for proper voltage and functionality.

4. Plumbing System

- Water Supply: Test for water pressure and check for leaks in pipes and fixtures.
- Water Heater: Check the age, capacity, leaks, and proper venting.
- Drainage: Run water in sinks, tubs, and showers to check for slow drains or backups.
- Sewer & Septic: Look for signs of sewage backup, odors, or prior repair work.
- Toilets: Ensure they flush properly and do not run continuously.

5. HVAC System

- Furnace & Heating System: Check age, condition, pilot light, and efficiency.
- Air Conditioning: Test functionality, check refrigerant levels, and inspect vents.
- Ductwork & Filters: Look for excessive dust buildup, leaks, or missing insulation.

6. Attic & Insulation

- Roof Leaks: Look for water stains, mold, or missing roof boards.
- Ventilation: Check for blocked soffit vents or poor airflow.
- Insulation: Ensure proper coverage and check for pest infestations.

7. Basement & Crawlspace

- Moisture Issues: Look for standing water, dampness, mold, or musty odors.
- Foundation Damage: Inspect for cracks, shifting, or bowing walls.

- Exposed Pipes & Wiring: Look for leaks, corrosion, or damaged wires.

8. Pest & Mold Inspection

- Rodents & Insects: Check for droppings, nests, or signs of termite activity.
- Mold & Mildew: Look for black or green spots in damp areas.

9. Security & Safety

- Locks & Deadbolts: Ensure all doors and windows lock securely.
- Fire Extinguishers: Verify presence and expiration date.
- Stair Railings & Decks: Ensure all are stable and properly secured.

10. Additional Considerations

- Past Water Damage: Look for discoloration, mold, or soft spots in ceilings.
- Unpermitted Renovations: Check for additions or modifications that may not be up to code.
- Lien or Title Issues: Ensure a clean title before purchasing.