

# Omaha Homebuyer Checklist

## Exterior & Property Perimeter

- Is the home on a busy street?
- Does the property back to power lines?
- Does the property back to any other negative influences?
- What is the general condition of the neighbor's house?
- Are there mature trees in the front yard?
- Are there tree limbs brushing against the house?
- Does the grading slope away from the foundation?
- Does this property require flood insurance?
- What is the condition of the driveway and sidewalks?
- Are there any tripping hazards present?
- What is the condition of the retaining walls?
- What is the condition of the deck?
- What is the age of the garage door?

## Building Envelope & Structure

- What is the age of the roof?
- What is the age of the windows?
- Are there any broken windows or broken window seals?
- Do all the windows lock properly?
- Is there any peeling paint?
- Is there any "soft" siding present?
- Are there visible signs of the house settling?
- Are the foundation walls plumb (perfectly vertical)?
- Are there any uneven floors?

## Interior & Systems

- Are there any unusual smells?
- Is there a musty smell in the basement?
- Has there been past water intrusion?
- Is there past evidence of water damage?

- Is there a sump pump?
- Are there signs of mold or discoloration?
- Are there signs of rodents or pests?

## Mechanicals & Utilities

- What is the age of the electrical panel?
- Is the electrical panel a Federal Pacific brand?
- Does the electrical panel have an inspection sticker?
- What is the age of the HVAC system?
- What is the age of the water heater?
- Are the interior pipes PVC?
- Is the main plumbing stack cast iron?
- Is the structure mitigated for Radon?

## Safety & Legal

- Are smoke detectors present where required by Nebraska State Law?
- Are CO2 detectors present where required by Nebraska State Law?
- Have you reviewed the HOA rules and regulations?
- Have you reviewed the HOA bylaws?
- Are there any restrictive covenants on the property?
- Have you verified school district boundaries?
- Have you verified room dimensions?
- Did you check the sex offender registry?