

BRIAN SCULLEY

REAL ESTATE

YOUR FREE HOME SHOWING GUIDE

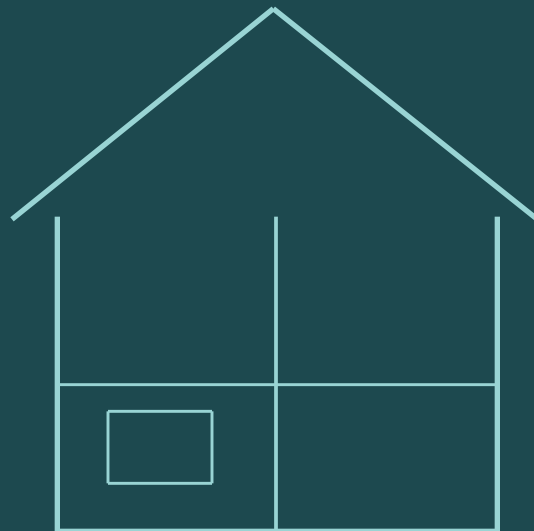
BEHIND THE WALLS

10 things to notice, ask about,
and investigate before you buy.

THE SHORT VERSION

HVAC / ATTICS / CRAWL SPACES

MOISTURE / BETTER QUESTIONS



BRIAN SCULLEY | RALEIGH & THE TRIANGLE

A Raleigh Realtor with 20+ years in HVAC

Start with the systems

Observe from safe, accessible areas. Ask before operating equipment.



01 HVAC age and service history

LOOK Equipment label, rust, wear, or visibly damaged parts.

ASK How old is the system, and when was it serviced?



02 Comfort in different rooms

LOOK Rooms that feel unusually hot, cold, humid, or stuffy.

ASK Any persistent temperature differences or comfort issues?



03 Outdoor heating/cooling unit

LOOK Debris, visible damage, pooling water, or blocked airflow.

ASK Has the outdoor unit needed frequent repairs?



04 Visible ductwork and vents

LOOK Disconnected, crushed, or stained ducts where safely visible.

ASK Has the ductwork been assessed or repaired?



05 Condensate and water clues

LOOK Water marks near accessible air handlers or drain areas.

ASK Any known drain backups, leaks, or water damage?

A licensed HVAC specialist can evaluate performance and repair needs.

Look for moisture clues

Never enter an unsafe attic, crawl space, or roof area yourself.

☐ 06 Ceilings and attic access

LOOK Stains, peeling paint, or musty odors near the ceiling.

ASK Any past roof leaks, attic moisture, or repairs?

☐ 07 Insulation and ventilation

LOOK Visible gaps or discoloration seen from safe areas.

ASK Has attic insulation or ventilation been reviewed?

☐ 08 Crawl-space moisture

LOOK Musty odor, water, or dampness near an accessible opening.

ASK Any drainage, vapor-barrier, or moisture history?

☐ 09 Visible pipes and surfaces

LOOK Water stains, corrosion, or dampness near plumbing.

ASK Any recurring plumbing leaks or water damage?

☐ 10 Inspection follow-up

LOOK Questions needing qualified review or cost estimates.

ASK Which inspections fit our due-diligence timeline?

Showings raise questions; they cannot diagnose a home's condition.

Turn observations into a plan

01

WRITE IT DOWN

Note the location and visible clue.

02

ASK FOR HISTORY

Request service and repair records.

03

INSPECT EARLY

Use a licensed home inspector and specialists.

04

PLAN WITH FACTS

Review estimates and due-diligence dates.

SHOWING NOTES / ADDRESS:

KEEP THIS CHECKLIST IN PERSPECTIVE

This checklist doesn't replace a licensed home inspection. It is not a diagnosis, repair estimate, or safety clearance. Never enter unsafe areas.

Further reading: NC Real Estate Commission | ENERGY STAR | U.S. EPA