



800-738-8781
 Your Inspection Expert, Inc.
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Residential Home Inspection Walkthrough Checklist

Even though your new home was thoroughly inspected prior to closing, a lot can happen between the inspection and the move-in! For that reason we recommend that you use a checklist when you do your closing walkthrough.

1. Were agreed upon repairs completed?
2. Are there areas you can see now (removal of furniture, carpet, etc.) that were not visible before? Everything look ok?
3. Did you ask for, and receive, all instruction manuals, warranties, and repair invoices for the home?
4. CHECK:

| Check for items you purchased with the house | | |
|---|-----|----|
| Fans | Yes | No |
| Appliances | Yes | No |
| Lighting | Yes | No |
| Furnishings | Yes | No |
| Hot tub or sauna | Yes | No |
| Play structures | Yes | No |
| Remote control devices for ceiling fans, alarms, garage doors | Yes | No |
| Owner's manuals for appliances and home systems (air conditioning, heating, fireplace units, alarm systems, etc.) | Yes | No |
| Other: | Yes | No |
| Notes: | | |

| Check window and doors | | |
|--|-----|----|
| Do the doors open and close properly? | Yes | No |
| Do the windows open and close properly? | Yes | No |
| Do the windows latch? | Yes | No |
| Are any windows missing screens? | Yes | No |
| Are there any missing storm windows? | Yes | No |
| Is there condensation in double-paned windows? | Yes | No |
| Are there any broken windows? | Yes | No |
| Notes: | | |
| | | |

| Check for water intrusion | | |
|---|-----|----|
| Do the windows have signs of mold? | Yes | No |
| Are there signs of water under the kitchen sink? | Yes | No |
| Are there signs of water damage in the bathroom? | Yes | No |
| Are there signs of water damage around the refrigerator area? | Yes | No |
| Are there signs of water damage around the washer/dryer area? | Yes | No |
| Are there signs of water leakage around the water heater? | Yes | No |
| Notes: | | |
| | | |

Note: Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your inspector did not find signs of mold or water damage, you should still look for these during the final walk-through.

| Check appliances and mechanical/electrical systems | | |
|---|-----|----|
| Start the dishwasher when you come in. Can it complete its cycle? | Yes | No |
| Test the air conditioner. Does the thermostat work? Does the system blow cool air? NOTE: Do not test if the outside temperature is below 65 degrees. The compressor could be damaged. | Yes | No |
| Test the heating system. Does the thermostat work? Are you getting hot air? | Yes | No |
| Flip on overhead fans. Do they work? | Yes | No |
| Is the water from faucets hot? | Yes | No |

| | | |
|---|-----|----|
| Does the doorbell work? | Yes | No |
| Does the alarm work? | Yes | No |
| Does the intercom work? | Yes | No |
| Does the garage door open and close smoothly? | Yes | No |
| Does the washer work? | Yes | No |
| Does the dryer work? | Yes | No |
| Does the stove work (check all burners and oven)? | Yes | No |
| Does the built-in microwave oven work? | Yes | No |
| Does the damper in the fireplace work? | Yes | No |
| Does the gas come on in the gas fireplace? | Yes | No |
| Does the fan work in the gas fireplace? | Yes | No |

Notes:

Check interior floors, walls, and ceilings

| | | |
|---|-----|----|
| Are there water stains on the ceiling (especially below bathrooms)? | Yes | No |
| Have any walls been damaged by movers? | Yes | No |
| Are handrails in stairways secured? | Yes | No |
| Have floors been damaged by movers? | Yes | No |
| Have the floors been damaged by pets? | Yes | No |

Notes:

Check for leaks and plumbing problems

| | | |
|---|-----|----|
| Flush all toilets. Do they run, empty slowly, or leak? | Yes | No |
| Check all faucets. Do they leak? | Yes | No |
| Fill the sinks. Do they drain properly? | Yes | No |
| Fill the tubs. Do they drain properly? | Yes | No |
| Do the overflows on the tubs work? | Yes | No |
| Do the tub jets work? (spa tubs only)? | Yes | No |
| Turn on all showers. Do they drain properly? | Yes | No |
| Check the basement. Look at the floor, walls, and any exposed plumbing. Are there signs of leaks? | Yes | No |

Notes:

| Check electric | | |
|---|-----|----|
| Turn on all lights. Do they work? | Yes | No |
| Check plate covers. Are they damaged or missing? | Yes | No |
| Check the kitchen and bathroom outlets. Are there GFCI outlets next to the sinks and other water sources? | Yes | No |

| Check exterior | | |
|---------------------------------------|-----|----|
| Is the landscape as you expected it? | Yes | No |
| Turn on the sprinklers. Do they work? | Yes | No |
| Notes: | | |

| Check attic and other storage places | | |
|---|-----|----|
| Is it empty? | Yes | No |
| Do you see signs of pests? | Yes | No |
| Notes: | | |

| Check for cleanliness | | |
|--|-----|----|
| Is the property clean overall? | Yes | No |
| Is all personal property not included in the sale removed? | Yes | No |
| Are there signs of bug infestations? | Yes | No |
| Is all debris removed? | Yes | No |
| Notes: | | |

If you have any questions, please call us (no charge). If you like, we will attend your Walkthrough with you for a small fee. Give us a call at 800-738-8781.

Enjoy your new home!

Your Inspection Expert, Inc.



Thanks to Closing.com for suggestions on this checklist!