

Buyers walk-through inspection form		
<i>Buyers should actively perform a walk-through or pre-settlement inspection prior to the settlement date to review the property's condition. A systematic review of the building's components prior to settlement will help you develop a baseline of the building's condition and will provide a status report on any agreed upon repairs or modifications. At times, during the packing/moving process by the seller, components such as walls, under sink plumbing and items that should stay with the home are damaged or removed during this time.</i>		
	YES	No
GENERAL		
Any major change to the property?		
Agreed upon modifications or repairs completed?		
Receipts/warranties/guarantees provided by repair contractors?		
Pest control clearance provided?		
Agreed upon appliances/furniture/window treatments present?		
Any strange odors in the home?		

Roofing	YES	NO
Indications of roof leakage/shingle displacement?		
Gutters and downspouts undamaged/installed if part of purchase agreement?		

Exterior	YES	NO
New cracks, paint peeling or other visible defects?		
Trip hazards, cracking in the walkways, driveway or steps?		
Plants growing on the building?		
Stairway, deck, porch & other railings secure and proper?		
Openings in the building at trim, flashings, chimneys, etc.?		

Subfloor Area/Basement	YES	NO
Accessible areas dry?		
Indications of new water entry?		
Musty odors or signs of mold or mildew?		

Interior	YES	NO
Stains, cracks or damage to interior walls?		
Look at ceiling and floor areas for new staining, suspect water leaks. Feel stains on carpet to ensure they are not damp.		
Cracked or broken windows?		
Windows and window latches operate properly?		
Doors and door latches operate properly?		
Interior staircases have safe, secure handrails? Stair cases can get knocked loose during the moving process.		
Smoke alarms in hallways, on each floor, in each bedroom? If not, prioritize to install before you move in.		

Kitchen & Bathrooms	YES	NO
Appliances functional? Run the dishwasher through a rinse cycle when you arrive.		
Cabinets, countertops, sinks or floors damaged?		
Run the water at "full on" for a minute to ensure the plumbing traps did not get bumped out of place during seller's moving process.		
Flush toilets, items that are not recommended to be flushed can get discarded in to the toilet during cleaning/moving process.		

Garage	YES	NO
Operate all garage doors, are they functional? The photo eyes can get knocked out of place during the moving process.		
Indications of dampness or mildew?		

Electrical	YES	NO
Turn on lights throughout house, make a note of bulbs needed.		
Dangling or exposed wiring?		
Extension, lamp cord, or zip cord used as permanent wiring?		
Open the electrical panel door to ensure all breakers are on. If not, look in your inspection report to review explanation. If none were reported in the report, inquire with the seller for the reason the breaker(s) are in an off state.		

Plumbing	YES	NO
Adequate water flow at fixtures and drains?		
Faucet or drain pipe leaks? Look under all cabinets while water is running "full on".		
Adequate water pressure?		
Hot water provided? Run water long enough to feel for hot water.		
Clothes washer and dryer functional?		
Check water heater condition, look for loose/leaking pipes.		

Heating/Cooling	YES	NO
System functional? Turn on heat and cooling functions and feel for proper conditioned air.		
Serviced recently? Ask the seller for last service date.		
Adequate heat/cooling distribution to rooms?		

Fireplace	YES	NO
Safety check on older fireplaces and chimneys? Reminder- A wood burning chimney should be inspected by a qualified company sweep before you operate the fireplace.		
Will the pilot light and the gas log area light as intended?		
Spark arrestor and rain cap installed?		