

Final Walkthrough Checklist

Many buyers choose to 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 or as soon thereafter as possible will help you develop a baseline of the building's condition and will provide a status report on any agreed upon repairs or modifications.

General	N/A	YES	NO	OTHER
Any major changes to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agreed upon modifications or repairs completed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Receipts/warranties/guarantees provided by repair contractors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofing	N/A	YES	NO	OTHER
Indications of roof leakage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gutters and downspouts secure?, leaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signs of roof surface, flashings, vent or chimney damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior	N/A	YES	NO	OTHER
New cracks, paint peeling or other visible defects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trip hazards, cracking in the walkways, driveway, or steps?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plants growing on the building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairway, deck, porch and other railings secure and proper?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New cracks or indications of retaining wall failure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signs of inadequate surface drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Openings into the building at trim, flashings, chimneys, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signs of soil movement in areas around building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor Area/Basement	N/A	YES	NO	OTHER
Accessible areas dry?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indications of new water entry?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump pump operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indications of new foundation cracking or movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Musty odors or signs of mold or mildew?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior	N/A	YES	NO	OTHER
Stains, cracks or damage to interior walls, ceilings or floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cracked or broken windows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Windows and window latches operate properly?				
Doors and door latches operate properly?				
Smoke Alarms in hallways, on each floor, in each bedroom?				
Kitchen & Bathrooms	N/A	YES	NO	OTHER
Appliances functional?				
Cabinets, countertops, sinks or floors damaged?				
Garage	N/A	YES	NO	OTHER
Vehicle doors functional?				
Fire-rated doors provided?				
Automatic door opener reverse properly?				
Fire-rated surfaces at house walls, attic and subfloor areas?				
Indications of dampness or mildew?				
Electrical	N/A	YES	NO	OTHER
Light fixtures operate?				
Outlets functional?				
Smoke detectors provided and functional?				
Doorbell operational?				
GFCI outlets at kitchen, bathrooms, exterior and garage?				
GFCI devices functional?				
Dangling or exposed wiring?				
Extension, lamp cord, or zip cord used as permanent wiring?				
Plumbing	N/A	YES	NO	OTHER
Adequate water flow at fixtures and drains?				
Faucet or drain pipe leaks?				
Adequate water pressure?				
Hot water provided?				
Clothes washer and dryer functional?				
Heating/Cooling	N/A	YES	NO	OTHER
System functional?				
Serviced recently as agreed upon?				
Adequate heat/cooling distribution to rooms?				
Fireplace	N/A	YES	NO	OTHER
Glass doors work?				

Dampers operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does Gas fireplace respond to switch or valve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spark arrestor and rain cap installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date-----

Form courtesy of

Mountain View Property Inspection

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