



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. If you like, we will attend your Walkthrough with you for a small fee. Give us a call at 845-821-4063 or visit us on the web www.abetheinspector.com.

Enjoy your new home!