



Howard Building Testing and Inspections LLC

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INSPECTION CHECKLIST for the "WALK THROUGH PRIOR TO SETTLEMENT"

1. **Determine if repairs have been completed that were noted in the report. Obtain available receipts.**
2. Look for any active or new signs of roof leaks or water penetration into the structure. Weather damage may occur between the time of the inspection and the time of settlement.
3. Check all appliances to determine if they are in working order.
4. Run water in sink drains, check for hot water, flush toilets, and check under vanities.
5. Run air conditioning / heating systems, check air flow and temperature in all rooms.
6. OBSERVE; the areas / items that were inaccessible during the inspection due to furniture / storage.
7. Check intercoms, burglar alarms, lawn sprinklers, timers, and smoke detectors.
8. Check windows, doors, screens, and screened enclosures.

NOTE: BE CAREFUL Never tamper with things you do not understand - especially electrical and mechanical items. A pre-settlement walk through is very important even though you have had a professional inspection. "REMEMBER" things can change between the time you sign the contract and the time of possession.

NOTE: If you are unsure if the conditions of the home have changed or not do not be afraid to ask. That is the purpose of the "Pre-Closing Walk Through." Most sellers are careful and honorable, a few are not.

<u>KITCHEN</u>	<u>AIR CONDITIONER</u>	<u>EXTERIOR</u>
() plumbing for leaks	() operation of system(s)	() roof/facia/soffit
() cabinet(s)	() thermostat(s)	() siding/shutter(s)
() counter top/sink	() room by room cooling	() window(s)/door(s)
() floor	<u>HEATING SYSTEM</u>	() stair(s)/railing(s)
<u>APPLIANCES</u>	() operation of system(s)	() deck(s)/porch(s)
() range/oven	() thermostat(s)	() pool equipment
() dishwasher	() room by room heating	() sprinkler system
() refrigerator	<u>INTERIOR</u>	() wood damage
() ice/water dispenser(s)	() water stain(s)	<u>WINDOWS/DOORS</u>
() disposal/compactor	() wall/ceiling damage	() screen(s)
() washer/dryer	() settlement	() handle(s)/crank(s)
<u>BATHROOMS</u>	() decay/rot	() window sill(s)
() plumbing leaks	() insect evidence	() operation of each
() flush toilet(s)	() baseboard(s)	<u>GARAGE DOORS</u>
() tub(s)/shower(s)	<u>ELECTRICAL</u>	() door(s)
() faucet(s)	() light switch(s)	() floor
() sink(s)	() doorbell(s)	() wall(s)
() floor/tile	() exterior lighting	() electric opener(s)
() cabinet(s)	() electrical outlet(s)	() safety reverse

Notes: