



# Homebuyer University

## Home Inspection and Final Walkthrough

Use this worksheet at both your home inspection and final walkthrough.

### Home Inspection

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Your professional home inspector should assess the condition of your home against the profession's standards. You can expect him/her to especially be on the lookout for the following common problem areas. It's a good idea to attend at least part of the home inspection and discuss any items you see in your observations after the inspector has completed the assessment.

#### Water where it should not be. Look for:

- Stains on basement walls
- Stains on ceilings
- Moss, mildew or stains on lower siding
- Soggy areas in yard
- Eroded areas in walkway or driveway

#### Building lines that are not straight or true.

##### Look for:

- Roof that sags in the middle
- Walls that curve
- Windows or doors that look crooked
- Porches that lean or sag

#### Structural problems. Look for:

- Diagonal cracks above doors and windows
- Slipping or shifted foundation
- Floors that feel spongy or uneven
- Inside doors or windows that don't fit
- Houses that are built on wood posts or sill beams on ground

#### Utility systems problems. Look for:

- Very high heating or air-conditioning bills (ask to see the bills)
- Leaking plumbing, especially the main water line (turn on water and look at pipes)
- Main electrical service that is too small (turn many lights and appliances on at the same time to see if they blow a fuse or circuit breaker)
- Odd smells, such as sewer gas
- Single-pane windows that offer little insulation
- Lack of insulation in attic (there should be thick insulation)

#### Serious finish problems. Look for:

- Signs of termites or ants
- Old, flaky paint on sills or trim or exterior
- Floor covering that is worn in large areas
- Siding that is wavy or spongy
- Underneath roof cover that is seriously worn or has many layers

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## Final Walkthrough

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It's important to take your final walkthrough seriously. Yes, it's a few days before you get to move in, but it's also one of your last chances to catch any problem items that can be addressed in the closing negotiations. If you miss anything after this time, the full responsibility for repairs falls with you.

Follow this checklist to ensure you don't overlook any steps:

- Turn on and off every light fixture (turn them all on at one time)
- Run water and check for leaks under sinks (turn all of the water on at once)
- Test all appliances
- Check garage door openers
- Open, close and lock/unlock all doors
- Flush toilets
- Inspect ceilings, wall, and floors
- Run the garbage disposal and exhaust fans
- Test the heating and air conditioning
- Open and close windows
- Make sure all debris is removed from the home

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