

## WALK-THROUGH INSPECTION FORM

<b>General</b>	N/A	YES	NO	OTHER
Any major changes to the property?				
Agreed upon modifications or repairs completed?				
Receipts/warranties/guarantees provided by repair contractors?				

<b>Roofing</b>	N/A	YES	NO	OTHER
Indications of roof leakage?				
Gutters and downspouts secure?				
Missing Shingles on visible areas?				
Signs of roof surface, flashings, vent or chimney damage?				

<b>Exterior</b>	N/A	YES	NO	OTHER
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 and other railings secure and proper?				
New cracks or indications of retaining wall failure?				
Signs of inadequate surface drainage?				
Openings into the building at trim, flashings, chimneys, etc.?				
Signs of erosion in areas around building?				

<b>Crawlspace Area/Basement</b>	N/A	YES	NO	OTHER
Accessible areas dry?				
Indications of new water entry?				
Sump pump operational?				
Indications of new foundation cracking or movement?				
Musty odors or signs of mold or mildew?				

<b>Interior</b>	N/A	YES	NO	OTHER
Stains, cracks or damage to interior walls, ceilings or floors				
Cracked or broken windows?				
Windows and window latches operate properly?				
Doors and door latches operate properly?				
New stains or leaks at kitchen, bathroom or laundry sinks?				
Interior staircases have safe, secure handrails?				
Smoke Alarms in hallways, on each floor, in each bedroom?				

<b>Kitchen &amp; Bathrooms</b>	N/A	YES	NO	OTHER
Appliances functional?				

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Cabinets, countertops, sinks or floors damaged?				
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<b>Garage</b>	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?				

<b>Electrical</b>	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?				

<b>Plumbing</b>	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?				
Water heater adequately strapped				
Water heater has proper pressure/temperature relief?				

<b>Heating/Cooling</b>	N/A	YES	NO	OTHER
System functional?				
Serviced recently?				
Adequate heat/cooling distribution to rooms?				

<b>Fireplace</b>	N/A	YES	NO	OTHER
Safety check on older fireplaces and chimneys?				
Dampers operational?				
Glass doors clean and working?				
Spark arrestor and rain cap installed?				

***If you note any discrepancies between our inspection report and what was found in the final walk-through, please call our office at 360-588-9956 and as a courtesy we will document it for you.***