

WALK-THROUGH INSPECTION CHECKLIST

PROPERTY ADDRESS: _____ **Date:** _____

A home inspection is essentially a “snap-shot” of the property condition at the time of the inspection. An issue that arises once the inspector has left the property is a “latent defect”. In the law of the sale of property a latent defect is a fault in the property that could not have been discovered by a reasonably thorough inspection before the sale. Please know that the property condition can and often does change from the time of the inspection to the time of title transfer. The general law of the sale of property is *caveat emptor* (buyer beware) and that buyers have a duty to inspect their purchase before taking possession. Due diligence is certainly more than just a home inspection, which is why a thorough final walk-through is paramount.

The following aspects of the above referenced property have been personally inspected by the undersigned Buyer(s) or their authorized representative.

GENERAL	Working?		
	Yes	No	N/A
Air -Conditioning			
Heating			
Thermostat(s)			
Breaker Panel(s)			
Security System(s)			
Intercom			
Carbon Monoxide Alarm(s)			
Smoke Alarm(s)			
Doorbell(s)			
Doors and Windows			
Vehicle Door(s) & Remote(s)			
Central Vacuum			
Water Treatment System(s)			
Water Heater(s)			

KITCHEN	Working?		
	Yes	No	N/A
Ceiling Fan(s)			
Light Switches			
Electrical Outlets			
Door(s) / Window(s)			
Faucet(s)			
Garbage Disposal(s)			
Microwave			
Oven(s)			
Range(s)			
Range Hood(s) / Fan(s)			
Trash Compactor			
Refrigerator			
Faucet(s) / Sink(s)			
Ice Maker Line			

LIVING ROOM	Working?		
	Yes	No	N/A
Ceiling Fan(s)			
Door(s) / Window(s)			
Fireplace			
Light Fixtures			
Electrical Outlets			
Switch(s)			
Smoke Alarm			

DINING ROOM	Working?		
	Yes	No	N/A
Ceiling Fan(s)			
Door(s) / Window(s)			
Fireplace			
Light Fixtures			
Electrical Outlets			
Switch(s)			
Smoke Alarm			

FAMILY ROOM	Working?		
	Yes	No	N/A
Ceiling Fan(s)			
Door(s) / Window(s)			
Fireplace			
Light Fixtures			
Electrical Outlets			
Switch(s)			
Smoke Alarm			

BEDROOMS	Working?														
	MASTER BEDROOM			BEDROOM 2			BEDROOM 3			BEDROOM 4			BEDROOM 5		
	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A
Ceiling Fan															
Door(s) / Window(s)															
Fireplace															
Light Fixtures															
Electrical Outlets															
Switches															
Smoke Alarms															

BATHROOMS	Working?														
	MASTER BATHROOM			BATHROOM 2			BATHROOM 3			BATHROOM 4			BATHROOM 5		
	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A
Exhaust Fan(s)															
Door(s) / Window(s)															
Light Fixture(s)															
Electrical Outlet(s)															
Switches															
Toilet / Bidet															
Faucet(s) / Sink(s)															
Shower / Tub															

MISCELLANEOUS	Working?		
	Yes	No	N/A
Pool			
Pool Equipment			
Spa			
Sauna			
Shower Steamer			
Audio/Visual Equipment			
Photovoltaic Solar System			
Irrigation System			

PERSONAL PROPERTY	Working?		
	Yes	No	N/A
Washer			
Dryer			
Hot Tub			
Shed(s)			
Wine/Mini Fridge			
Window Treatments			
Sellers Property Removed from Attic?			

The Buyer(s) or their authorized representative _____, have personally conducted the above-described inspection and acknowledge:

Name of Authorized Representative

SELECT ONE:

- The property is in appreciably the same condition or better condition than on the date of Contract acceptance. All corrections or repairs agreed to by the Seller have been completed.
- The property is in appreciably the same condition or better condition than on the date of Contract acceptance. All corrections or repairs agreed to by the Seller have been completed, with the following caveats:

Caveats:

- Buyer hereby **WAIVES** the walkthrough inspection and releases Inspect LV, Agent(s), and Broker(s) from further responsibility and liability concerning the subject property.

Buyer/Authorized Rep.: _____ Date: _____ Time: _____

Received by:

Seller: _____ Date: _____ Time: _____