

# PRE-SETTLEMENT WALK-THRU GUIDE & CHECK LIST

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Performed By: \_\_\_\_\_ Witness: \_\_\_\_\_

**HOUSEPROFESSOR will not entertain any claims or complaints, which would have been discovered during this "Walk-Thru", from those who fail to perform this vital inspection. This inspection will take less than 20 minutes to complete.**

**If you have any non-comprehension about the need of this inspection or how to perform it, ask your inspector. Never tamper with things you do not understand! If you would like, HOUSEPROFESSOR can perform this "Walk-Thru" for \$150.00.**

A pre-settlement survey is most advisable when purchasing a home because many things can change between the time you have your professional home inspection and the time of your "closing" and/or "possession". Example:

1. A disgruntled tenant or owner may deliberately damage the property.
2. Weather damages may occur. Weather changes may occur which produce signs of a problem, where no evidence suggested it before.
3. Mechanical systems may fail.
4. Items or appliances you thought were conveyed with the house no longer exist or are exchanged for different ones.
5. Vandalism is prone with vacant property.
6. Move-out damage can occur.

Take this opportunity to operate those things which were practical prohibitions during the professional home inspection. Example:

1. Air conditioners not previously operated due to cold temperatures.
2. Those items found defective during the professional inspection that the seller agreed to repair.
3. Those areas inaccessible due to furniture, stored items, attics without access hatches, blocked attic access hatches or no safe attic flooring; crawlspaces not accessed previously due to high moisture levels, etc... **Read the "Restrictions during the inspection" and the "Disclaimed Items" sections of your professional inspection report. You will then know which areas to concentrate your efforts).**
4. Roofing, yard areas, sidewalks, drives, etc... previously covered with snow, ice or leaves.
5. Swimming pool and related equipment not previously checked due to cold temperatures.

**Operational:** Using homeowner controls, does this equipment/system operate or appear functional?

**Abnormal:** Using all of your senses, is anything different from when your professional inspector inspected the system; any unusual noises, smells, visual distortions/damage, warmer or cooler than normal?

**\*Notes:** First, go to Plumbing #1 to turn all water on during this "Walk-Thru".

	<u>Operational?</u>	<u>Abnormal?</u>	<u>Notes</u>
<b>Exterior:</b>			
1. Roofing/flashing damaged: visual check from the ground for blown-off or unsecured shingles/flashing.	_____	_____	
2. Gutter and downspout system unsecured/damaged: visual check from the ground for damaged or missing parts.	_____	_____	
3. Deck/porch/rail rot, unsecured or damaged: if these areas were previously snow/leaf covered then give a visual check.	_____	_____	
4. Sidewalks/stoops, drives, etc... Same as above.	_____	_____	
5. Garage door operation/opener/remotes: Does door operate?	_____	_____	
<b>Electrical:</b>			
1. Lights working? Try out light switches while passing by them.	_____	_____	
<b>Basement/Crawlspace:</b>			
1. Water entry signs: Look around the inside perimeter for water/dampness.	_____	_____	
2. Sump pump operation: If the pump is activated by a float switch then lift up the float, the pump should come on.	_____	_____	

Operational?      Abnormal?      Notes

**Plumbing:**

- 1. Turn on all water faucets: perform all other Check List items on this "Walk-Thru Guide", then look under sinks and check drain pipes in the basement/garage for leaks? Also, check open floor drains for any water back-up!
- 2. Does water come out of faucets adequately?
- 3. Drainage slow/stopped: Does water flow down sink/tub drains?

_____	_____
_____	_____
_____	_____

**Heating and Cooling:**

- 1. Furnace/boiler operating? Turn up the thermostat.
  - a. Hot air coming out of the registers? Baseboards getting warm?
  - b. Strange sounds coming from furnace/boiler?
- 2. AC compressor/temp ok? If outside temp. has been above 55F for the last 24 hrs. then turn on the AC at the thermostat.
  - a. Is cool air coming out of registers?
  - b. Is the compressor outside noisy or sections covered with ice?
- 3. Electronic air cleaners: Some of these units have test buttons. Push the test button when the furnace blower is running. Do you hear a "snap" noise? You should.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Interior:**

- 1. Wall/ceiling stains/damages: Look for roof leak stains while walking through rooms.
- 2. Leakage signs under kitchen/baths: Look for stains on the ceilings below these rooms.
- 3. Flooring and carpet damaged/stained: Damage/stains you have not seen before?

_____	_____
_____	_____
_____	_____

**Readings:** (If needed for transfer of ownership)

- 1. Gas meter.
- 2. Water meter.
- 3. Electric meter.
- 4. Oil tank.

_____	_____
_____	_____
_____	_____
_____	_____

**Summary of Abnormal Concerns:**

- 1. Follow-up with your inspector/realtor/attorney to discuss abnormal concerns.
- 2. Follow-up with trade professionals to troubleshoot & give estimates on any abnormal concerns.

**Follow-up Notes:**

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