



Pre-Settlement Walkthrough Guide

PLEASE, learn how to properly perform your PRE-SETTLEMENT WALK-THROUGH survey.

Make certain that you have satisfied yourself that all the problems or symptoms or clues found during your original inspection/survey have been completely diagnosed by a specialist and that the full extent of the problems or questionable areas are known. You bear the responsibility for informing yourself past the indicators and/or warnings that may have been delivered by your home inspector.

It is ABSOLUTELY ESSENTIAL that you perform this survey. Without it, many unfortunate events may occur.

THE INSPECTION COMPANY WILL NOT ENTERTAIN ANY CLAIMS OR COMPLAINTS FROM THOSE WHO FAIL TO PERFORM THIS VITAL SURVEY.

A one-time pre-purchase inspection will not assure you that a property is okay at settlement time. You should survey it during poor weather conditions in the interim and survey it just prior to settlement. After several days of rain, a house may show some leakage. Visiting a house during very cold or windy weather may demonstrate frozen pipes or that the house won't heat adequately. Extremely hot or humid weather may demonstrate inadequate air condition or condensation problems. Cold weather with snow on the roof may demonstrate ice damming on the roof or in the gutters.

A pre-settlement survey is most advisable when purchasing a home (even if you had a professional inspection) because many things can change between the time you sign a contract and the time you move into the house.

For investment properties, this guide will establish a condition statement at a particular time. This allows fair deductions from damage deposits for those occurrences that are beyond normal wear and tear.

Here are some of the occurrences you might anticipate occurring between the time of contract and the time of move in:

1. A disgruntled tenant or owner may deliberately damage the property or leave it unacceptably dirty.
2. Weather damages may occur. Frozen soil, high winds, or heavy rains can deliver water into the basement where no evidence would suggest it had ever been.
3. High winds or lightning can damage roofing, gutters can clog with leaves, tree, or limbs can fall on houses. Hail can dent siding and destroy roofing.
4. Sealed insulated glass windows and doors can lose their seals.

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5. Toilets can clog, and drains can become plugged (especially if painting or plaster repairs have taken place, since these trades often flush waste materials down the drains, which frequently blocks them up.) The hardware of plumbing fixtures may leak and require new seats, packing, or washers.
6. Pets (fleas, roaches, termites, etc.) may infest the property.
7. Mechanical systems may fail. Furnace heat exchanges may crack, electrical controls may fail and compressors may quit.
8. Freshly painted or decorated areas may peel, expose mildew, or open cracks.
9. Plaster ceilings may loosen, flooring may squeak and windows and doors may bind.
10. Items or appliances you thought conveyed with the house no longer exist or are exchanges for different ones.

You should also take the opportunity to operate, survey, or test those things that were practical prohibitions during the professional home inspection. A sample listing is as follows:

1. Operation of pressure relief valves on the water heater/s and boiler/s.
2. Operation of all localized fixture shut off valves and all outside hose bibs and shut off valves.
3. Air conditioners or heat pump cycles not operational due to temperature. Flue drafts, (bird nests, bricks, and disintegration can block them, etc.).
4. Those items found defective or questionable during the professional survey. Mechanical items often demonstrate intermittent operation or may be out of the range of thermostat or humidistat controls. Uninstalled window air conditioners, screens, etc.
5. Those areas inaccessible (obscured by furniture or stored items) during the professional survey. Floors under rugs, etc. Attics and crawlspaces without access holes, etc.
6. Roofing or yard areas (sidewalks, drives, etc.) previously covered with snow, ice, or leaves.
7. Non-functional lighting fixtures and bulbs, receptacles or switches, etc.
8. Intercoms, security, and telephone systems, etc. TV antennas and fireplace draws, cleanliness, etc. Accuracy of thermostats and timers, icemakers, doorbells, etc.
9. Swimming pools and related equipment.
10. Those windows, doors, and hardware not part of the original sample.

IF YOU DO NOT COMPREHEND OR IF YOU MISUNDERSTAND THE NEED OF THIS SURVEY OR HOW TO PERFORM IT, ASK YOUR INSPECTOR.

PERFORM THIS SURVEY AT YOUR OWN RISK. Never tamper with things you do not understand, especially electrical and mechanical things. IF YOU HAVE ANY DOUBTS ABOUT YOUR ABILITY TO CHECK THINGS, HIRE A PROFESSIONAL!

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	Location/s	Date/s		Location/s	Date/s
STRUCTURE:			HEATING AND COOLING, con't:		
Cracks in foundation:	_____	_____	All drains and taps:	_____	_____
Wood borer indications:	_____	_____	Outside hose faucets:	_____	_____
Other:	_____	_____	Washing machine:	_____	_____
ELECTRICAL:			Dryer exhaust duct:	_____	_____
Lights not working:	_____	_____	Water heater elements:	_____	_____
Switches not working:	_____	_____	Other:	_____	_____
Receptacles not working:	_____	_____	KITCHEN/S:		
Fuses Blown:	_____	_____	Cooking equipment out:	_____	_____
Circuit breakers tripped:	_____	_____	Refrigerator/icemaker out:	_____	_____
Defective Ground Fault:	_____	_____	Dishwasher/gasket out, leaks:	_____	_____
Smoke detector out/batteries:	_____	_____	Disposer operation, wire loose:	_____	_____
Other:	_____	_____	Trash compactor out/locked:	_____	_____
HEATING AND COOLING:			Instant hot out/steams:	_____	_____
Flue draft:	_____	_____	Exhaust fan out/dirty:	_____	_____
Heat exchanger cracked/holed:	_____	_____	Countertop damaged:	_____	_____
Air/water flow/distribution:	_____	_____	Cabinets damaged/loose:	_____	_____
Valves baseboards/radiators:	_____	_____	Sink damaged/dirty:	_____	_____
Circulators/zone valves:	_____	_____	Sink drain slow/leaks:	_____	_____
AC compressors:	_____	_____	Floor damages:	_____	_____
Other:	_____	_____	Other:	_____	_____

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COOKING EQUIPMENT:			GENERAL INTERIOR:		
Refrigerator/s	_____	_____	Wall/ceiling stains/damages:	_____	_____
Dishwasher/s	_____	_____	Window operation/hardware/seals:	_____	_____
Trash compactor/s	_____	_____	Door operation/hardware:	_____	_____
Disposer/s	_____	_____	Wall damage under window AC:	_____	_____
Exhaust fan/s	_____	_____	Wall damage behind radiators:	_____	_____
Other:	_____	_____	Damages beneath kitchen/baths:	_____	_____
BATH/S:			Carpet soiled/torn"	_____	_____
Fixture cracks, etc.:	_____	_____	Flooring damaged/stained:	_____	_____
Hardware repairs:	_____	_____	Other:	_____	_____
Drains slow/stopped:	_____	_____	FIREPLACE/S:		
Wet behind access panel:	_____	_____	Chimney clean:	_____	_____
Caulk tub, floor, escutcheons:	_____	_____	Loose materials:	_____	_____
Tub/lavatory drain stopper:	_____	_____	Damper operation:	_____	_____
Shower head loose, blocked:	_____	_____	Other:	_____	_____
Tile loose, chipped, missing:	_____	_____	ATTIC/S:		
Hot/cold taps coordinated:	_____	_____	Roof leakage signs/stains:	_____	_____
Commode loose/flush/hardware:	_____	_____	Attic/whole house fan out:	_____	_____
Ceramic tile shower leakage:	_____	_____	Insulation placement:	_____	_____
Other:	_____	_____	Other:	_____	_____

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	Location/s	Date/s		Location/s	Date/s
BASEMENT/CRAWL SPACE:			GENERAL EXTERIOR:		
Water entry signs:	_____	_____	Roofing damages:	_____	_____
Mildew/mold:	_____	_____	Gutter/downspout secure/clean:	_____	_____
Sump pump operation:	_____	_____	Flashing damages:	_____	_____
Heat pump Emergency heat:	_____	_____	Chimney top/cap/bricks:	_____	_____
Space heaters/heat exchangers:	_____	_____	Siding loose/dented/dirty:	_____	_____
Humidifiers:	_____	_____	Paint peeling/dirty/chalking:	_____	_____
Electronic air cleaners:	_____	_____	Shrubs and trees:	_____	_____
Condensate sump pumps:	_____	_____	Deck/porch rot/rail, etc.:	_____	_____
Other:	_____	_____	Sidewalks/stoops/drives, etc.:	_____	_____
PLUMBING:			Retaining walls:	_____	_____
Well pump operation:	_____	_____	Other:	_____	_____
Water guard equipment:	_____	_____	GARAGES:		
Extractor pumps:	_____	_____	Door operation and locks:	_____	_____
Water treatment equipment:	_____	_____	Automatic opener/remotes:	_____	_____
Laundry tub/discharge pump:	_____	_____	Slab/driveway seal:	_____	_____
Water flow to fixtures:	_____	_____	Other:	_____	_____
All valves and hardware	_____	_____	READINGS:		
Other:	_____	_____	Water meter:	_____	_____
Other:	_____	_____	Electric meter:	_____	_____
Other:	_____	_____	Gas meter:	_____	_____

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It is important that any action, maintenance, or service noted in your inspection report be carried out PRIOR TO TAKING OWNERSHIP, since specialists may discover additional problems, needs, or expenses. It is also wise to confirm the actual components/system ages, life expectancies, and potential replacement costs beyond the guesstimate provided by the home inspector. Confirm these with the home seller, etc. If the appliances are going to be conveyed with the property, it is wise to specifically identify them by serial number. Make sure you have private well and septic systems checked by specialists and confirm that an additional area exists for rebuilding septic systems.

Component	Approximate Age	Remaining Life	Replace \$
Air Conditioning/s	_____	_____	_____
Well pump & equipment	_____	_____	_____
Septic system	_____	_____	_____
Water heater/s	_____	_____	_____
Washing machine	_____	_____	_____
Dryer	_____	_____	_____
Refrigerator/s	_____	_____	_____
Dishwasher/s	_____	_____	_____
Other	_____	_____	_____
Other	_____	_____	_____

ENVIRONMENTAL/HEALTH ISSUES: Asbestos, lead paint, radon, underground storage tanks, and any and all such things in the environment, air, water, etc. checked or tested by specialists.

Issue	Company	Date
_____	_____	_____
_____	_____	_____
_____	_____	_____

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