



## **PRE-SETTLEMENT WALK-THROUGH GUIDE**

Make certain that you have satisfied yourself that all the problems, symptoms, or clues found during your original home inspection 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 a pre-settlement survey 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. A one-time pre-purchase inspection will not assure you that a property is okay at settlement time, even if that inspection was completed by a professional. You should also survey the home during all weather conditions in the interim and again just prior to settlement. This guide will provide you a brief punch list of things to check.

**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. Heavy rains can damage the home unexpectedly or reveal leakage not previously visible. 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.
3. Sealed insulated glass windows and doors can lose their seals.
4. 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). The hardware of plumbing fixtures may leak and require new seats, packing, or washers.
5. Pests (fleas, roaches, termites, etc.) may infest the property.
6. Mechanical systems may fail. Furnace heat exchanges may crack, electrical controls may fail and compressors may quit.
7. Freshly painted or decorated areas may peel, expose mildew, or open cracks.
8. Plaster ceilings may loosen, flooring may squeak and windows and doors may bind.
9. Items or appliances you thought conveyed with the house no longer exist or are exchanged 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.
2. Air conditioners or heat pump cycles not operational due to temperature.
3. Those items found defective or questionable during the professional inspection.
4. Those areas inaccessible (obscured by furniture or stored items) during the professional inspection; for instance, floors under rugs, etc., attics and crawlspaces without access holes, etc.
5. Roofing or yard areas (sidewalks, drives, etc.) previously covered with water, leaves, or personal belongings.
6. Intercoms, security, and telephone systems, etc. Accuracy of thermostats and timers, icemakers, doorbells, etc.
7. Swimming pools and related equipment.
8. Anything not part of the original inspection.

IF YOU DO NOT UNDERSTAND THIS SURVEY OR HAVE DOUBTS ON HOW TO PERFORM IT, hire a professional home inspector to perform a brief follow up for you.

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

	YES	NO	N/A	Comments
Have all negotiated repairs been completed satisfactorily?				
Has all trash been removed?				
Is the home empty and clean?				
Are there any major changes to the property?				
Any signs of damage caused by moving?				
<b>EXTERIOR</b>				
Have all debris, yard waste, trash been removed?				
Any changes in the driveway and walks?				
Any signs of new storm damage?				
Any changes in the yard and gardens?				
Any changes with the trees and shrubs?				
Any new drainage concerns?				
Is the condition of the following acceptable:				
Doors				
Porch/deck/seawall/dock				
Foundation				
Windows				
Siding/Paint				
Are there any new cracks anywhere?				
Is the yard sprinkler system functional?				
Any signs of decay or pest damage?				
<b>ROOF</b>				
Any signs of roof leakage?				
Any visible flashing problems?				
Any visible chimney problems?				
Any visible gutter or downspout problems?				
Any signs of decay or pest damage?				
<b>ELECTRICAL</b>				
Any changes to the exterior service cable or meter?				
Any changes to the main electrical panel?				
Is the main breaker functional?				
Are there any extension cords in use?				
Are all promised light fixtures present?				
Are the lights, switches, and outlets functional?				
Do the "test" buttons work on the GFCI outlets?				
Do the smoke detectors sound?				
Do the carbon monoxide detectors sound?				
Doorbell operational?				

	YES	NO	N/A	Comments
<b>HVAC</b>				
Any visible damage to the heating or AC systems?				
Are the air conditioning and heating systems functional?				
Owner's manual left behind?				
<b>PLUMBING</b>				
Is the main shut-off valve functional?				
Any signs of tampering?				
Is the water heater functional?				
Is the owner's manuals present for water heater?				
Any problems with the washer & dryer hook-ups?				
Are the washer/dryer functional?				
Are owner's manuals present for washer/dryer?				
Water flowing at each plumbing fixture?				
Functional drainage at each fixture?				
Is there hot water at each fixture?				
Is the yard sprinkler system functional?				
<b>KITCHEN</b>				
Are all promised appliances present?				
All appliances functional?				
Are all appliances clean?				
Are owner's manuals present for all appliances?				
Are all promised light fixtures present?				
Any problems with the cabinets?				
Any problems with the countertops?				
<b>INTERIOR</b>				
Are there any problems where previously hidden?				
Any musty odors or signs of mold?				
Are the exhaust fan(s) functional?				
Are there any signs of leakage, leakage, or stains?				
Are there any cracked tiles?				
Do the doors function?				
Do the windows function?				
Any problems with the flooring?				
Any new cracks or damage in the ceilings or walls?				
Are there any fireplace problems?				
Does the overhead door safety reverse function?				

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