



Buyer's Checklist


Everything you
need before you buy


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Home Inspection Checklist



A COMPREHENSIVE GUIDE TO EVALUATING YOUR HOME

CRAWL SPACE

- Adequate ventilation to exterior.
- No evidence of damage from moisture or insects.
- Water supply and waste pipes are insulated.
- Insulation between crawl space and heated areas.

ATTIC

- No evidence in attic of staining from roof. Structure shows no damage or decay.
- Adequate ventilation through soffit vents and end louvers; mechanical ventilation is operational.
- Plumbing, exhaust and appliance vents extend through roof.
- Insulation is sufficient and properly installed.
- Electrical splices are contained.

ELECTRICAL

- Service panel has adequate capacity with cables attached properly.
- No knob-and-tube wiring.
- No aluminum cable for branch circuits. Cables are secured.
- Visible wiring is in good condition.
- No exposed electrical splices.

PLUMBING

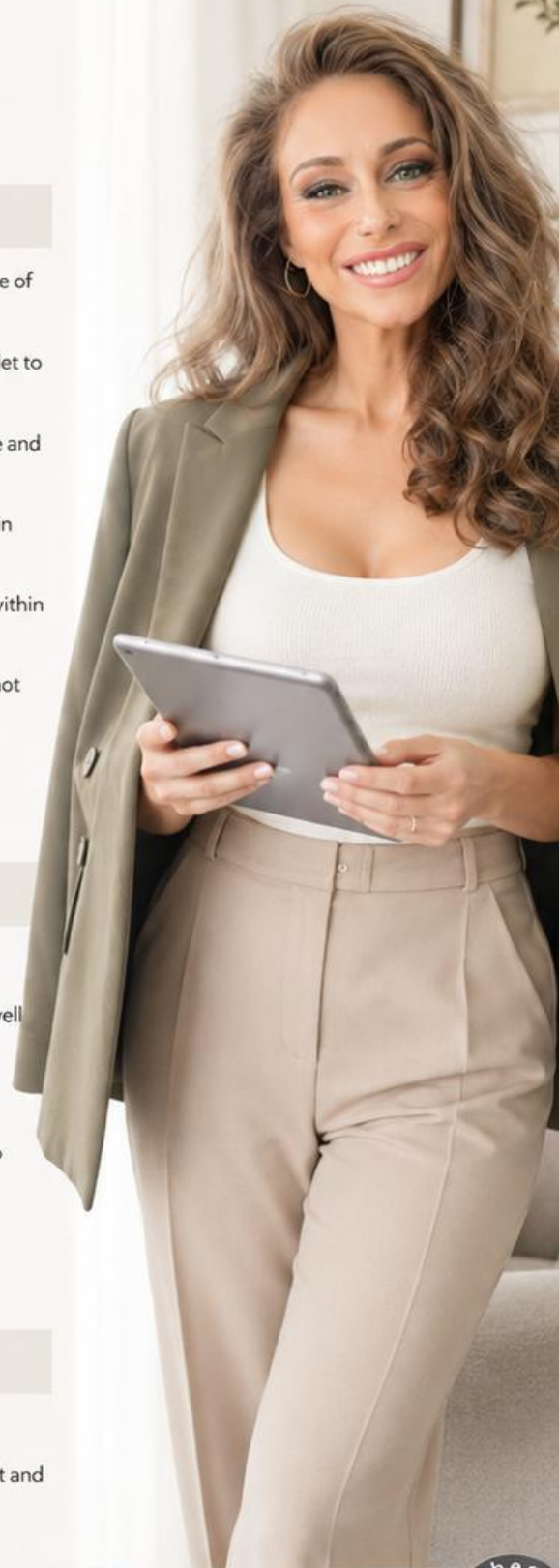
- Visible pipes show no damage or evidence of leaks.
- Drain pipes slope toward main waste outlet to sewer or septic system.
- Water heater is appropriate size for home and shows no signs of rust.
- Manufacture date of water heater is within length of expected use.
- Water pressure at fixtures in home falls within accepted range.
- Hot water temperature at fixtures does not exceed 125-degrees Fahrenheit.
- Water from well is tested.
- Water pump does not short-cycle.

HEATING & COOLING

- No gas odor.
- Air conditioning and heating to operate well with good air flow throughout home.
- Air filters clean.
- Flues have no open seams and slope up to chimney connection.
- Ductwork is in good condition.
- No rust around cooling unit.

BATHROOMS

- Working exhaust fan vents to exterior.
- Adequate water flow and pressure for hot and cold water at all fixtures.
- Tub, shower and sink drain smoothly.



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BATHROOMS CONT'D

- Visible plumbing under sink is in good condition and cabinet floor shows no water damage.
- Toilets flush and fill properly.
- Toilet is stable, with no rocking or stains at base.
- Caulking inside and outside of tub and shower is in good condition.
- Tiles are secure.
- Ground fault circuit interrupter (GFCI) receptacles for all electrical outlets located within 6-feet of sinks.
- No evidence of leaking around base of tub or shower.

KITCHEN

- Working exhaust fan vents to outside.
- Ground fault circuit interrupter (GFCI) receptacles for all electrical outlets located within 6 feet of sinks.
- Dishwasher drains properly and shows no evidence of leaks; door and baskets operate properly.
- Plumbing under sink is in good condition and cabinet shows no stains or decay from past leaks.
- Garbage disposal is operational and shows no rust or deterioration.
- Water flow to sink is adequate and drains properly.
- Built-in appliances operate properly.
- Cabinets are in good condition; doors and drawers operate properly

INTERIOR ROOMS

- Floors, walls and ceilings appear straight, plumb and level; no stains.
- Doors open easily and latch properly when closed; no broken hardware.
- Flooring materials in good condition.
- No significant cracks in walls or ceilings.
- Windows and doors operate easily and latch properly, no broken glass, no sashes painted shut.
- Paint, wall covering, paneling in good condition.
- Wood trim installed well and in good condition. Lights and switches operate properly.
- Adequate number of 3-pronged electrical outlets in each room.
- Electrical outlets test properly with spot checks.
- Heating and air conditioning vents in all rooms.
- Fireplace has no cracking or damaged masonry and shows no staining, which could indicate back-drafting; flue has been cleaned and is lined; damper works properly.

MISCELLANEOUS

- Smoke detectors and carbon monoxide detectors are in working order and located in required and recommended areas.
- Stairway treads and risers are solid.
- Stair handrails located in required areas are in good condition.
- Automatic garage door operates properly and stops for obstructions.

Note: This is not an exhaustive list, and it is not meant to replace a professional home inspection checklist and report. Only use this as a complementary point of reference and keep in mind that not every checklist item will not apply to every home.



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Final Walk-Through Checklist



REPAIRS

- All of the agreed upon repairs have been completed
- Associated paperwork (paid invoices/receipts) have been submitted
- Home is clean and seller's items have been removed

PLUMBING

- All water faucets are working as they should (water pressure, cold/hot)
- No leaks under sinks
- Toilets are flushing
- Drains are clean

WINDOWS & DOORS

- Garage door opener and other remotes are available.
- All windows and doors lock and unlock correctly

WALLS, CEILINGS, FLOORS

- No signs of new damage (water/leak, stains, etc)

ELECTRICAL

- All light fixtures, ceiling fans, and outlets work

APPLIANCES

- All appliances in the home work correctly (dishwasher, washer/dryer, oven, etc.).

HVAC

- Heating and air conditioning systems are working.

EXTERIOR

- Home irrigation system is working (if there is one)
- Inspect the pool for mold or damage if there is one.
- All of the landscaping and plants are intact

NOTES

CONGRATULATIONS!
YOU JUST BOUGHT
a house!



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CLOSING Checklist



BEFORE CLOSING DAY

- Carefully review the Closing Disclosure provided by your lender
- Schedule and complete home inspection
- Negotiate any inspection requests with seller
- Coordinate and complete home appraisal
- Secure homeowners insurance and provide the details to your lender 10 days before closing
- Coordinate with your lender to ensure you have the funds required for closing, including down payment and closing costs
- Collect necessary documents such as IDs and any paperwork
- Clear title and provide title search to mortgage lender
- Purchase title insurance
- Arrange for utilities to be transferred to your name
- Make sure contingencies completed
- Notify landlord and confirm move-out details
- Cancel contracted services (garden, lawn care etc.)
- Schedule a final walk-through of the property to confirm its condition
- Make your address change official, notify USPS
- Schedule a moving service or reserve a moving truck
- Notify everyone about your moving:
 - Employers
 - Insurance providers
 - Family & friends
 - Veterinarian and kennel
 - Local post office
 - Utilities / phone / internet
 - Current landlord
 - Banks and credit unions
 - Government agencies
 - Medical care providers
 - Subscriptions
 - Schools

ON CLOSING DAY

- Bring a valid photo ID
- Bring proof of homeowners' insurance
- Bring copy of the contract with the seller
- Bring home inspection report
- Review and understand the closing documents
- Bring documents the bank required to approve your loan
- Provide the necessary funds for closing
- Sign all necessary paperwork, including the loan agreement, deed etc.
- Receive keys once documents are signed and funds transferred

AFTER CLOSING DAY

- Duplicate closing documents and secure them in a safe place
- Consider changing locks for added security
- Plan a routine maintenance schedule for your new home

Here's to new beginnings! ♥

THANK YOU FOR TRUSTING ME WITH YOUR HOME JOURNEY.

Change of Address Checklist



FINANCES

- Bank/Credit Union
- Student Loans
- Credit Card Companies
- Loan Companies
- Financial Aid
- Investment Broker

INSURANCE

- Homeowner/Renter's Insurance
- Health Insurance
- Dental Insurance
- Car Insurance
- Life Insurance

HOME SERVICES

- Pest Control Service
- Coble Provider
- Cleaning Service
- Garbage and Recycling
- Internet Service
- Electrical Company
- Telephone/Cell Service
- Lawn care Service
- Water & Sewer Company
- Pool Maintenance
- Gas Company

MEMBERSHIPS & RETAILERS

- Online Retailers (Amazon, eBay, etc.)
- Club membership (Costco, Sam's Club)
- Gym membership

PROFESSIONAL SERVICES

- Financial Planner
- Attorney
- Dentist Office
- Veterinarian
- Therapist or Counselor
- Insurance Agent
- Babysitter
- Pharmacy
- Doctor/Pediatrician Offices

COMMUNITY CONTACTS

- Community Groups
- Employers
- Church, Synagogue etc.
- Charitable Organizations
- Alumni & Fraternal Organizations
- Pet Groomer
- Daycare Facilities
- Country Club
- School. PTA, Extracurricular

GOVERNMENT AGENCIES

- Department of Motor Vehicles
- Internal Revenue Service
- Local/County Tax Commissioner
- State Department of Taxation
- Social Security Administration
- Business License Office
- Voter Registration
- USPS Mail Forwarding



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MOVING Checklist

A TIMELINE TO HELP MAKE YOUR MOVE SMOOTH & STRESS-FREE

2 MONTHS OUT

- Sort cabinets, closets and drawers
- Go through bathroom items, throw away all expired items
- Donate any unwanted items to charity
- Reserve a moving company, truck or portable container
- Take pictures around your home so you know where things go

1 WEEK OUT

- Pack all remaining items that you won't need right away
- Deep clean appliances including refrigerator/freezer, microwave, stove and oven
- Pack a bag with a few days worth of clothes and toiletries for each person in the family
- Arrange for childcare/petcare during the moving day
- Set an appointment with a locksmith to have locks changed on moving day

1 MONTH OUT

- Purchase boxes tape and other moving necessities
- Contact current services to move or cancel
- Contact services in your new area to set up
- Start packing items that aren't frequently used - be sure to label

MOVING DAY

- Look through all cabinets, closets and dishwashers to be sure you didn't leave anything behind
- Inform the movers of any special instructions
- Pay the movers
- Do a final walk-through of each room to ensure nothing is forgotten

2 WEEKS OUT

- Complete any necessary repairs
- Create an inventory of boxes and items
- Contact your post office for a change of address



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NEW HOME. NEW BEGINNINGS.

Let's make your move effortless. ♥