

Final Walk Through Work Sheet: Newly Constructed House

If you are purchasing a new house, your builder may do more than one walk through before you close. During a walk through, pay attention to as many details as possible. If you find certain things you would the homebuilder to address or correct, make sure you put those in writing. This checklist will usually be used as a guide during your final walk through. The following is a list of items to look for:

Grading

- Does the ground around the foundation slope away from the house?
- Does water collect in low-lying areas? To check, water the areas with a hose, if possible.
- Are there signs of erosion?
- Is the shrubbery placed at least 2-3 feet from the foundation?
- If the house has a basement, are the basement window wells clean and graveled?

Roof and Gutters

- Are the shingles flat and tight?
- Is the flashing securely in place?
- Do the gutters, downspouts and splash blocks direct water away from the house? Note: Many New Mexico houses do not have gutters.

Exterior Appearance

- Are the windows and doors sealed and protected by weather stripping?
- Are the trim and fittings tight? Are there any cracks?
- Does the paint cover the surface and trim smoothly?
- Has landscaping been installed according to the terms of your contract?

Doors and Windows

- Are all doors and windows sealed?
- Do they open and close easily?
- Is the glass properly in place? Is any loose or cracked?

Finishes

- Is the painting satisfactory in all rooms, closets and stairways?
- Did the painter miss any spots?
- Are the trim and molding in place?

Floors

- Is the carpet tight? Do all the seams match?
- Are there any ridges or seam gaps in vinyl, linoleum, ceramic or other tile flooring?
- Are wooden floors properly finished?

Final Walk Through Work Sheet: Newly Constructed House (cont.)

Appliances, Fixtures, Surfaces, Etc.

- Do all appliances operate properly?
- Are all appliances the model and color you ordered?
- Do all faucets and plumbing fixtures, including toilets and showers, operate properly? Test them to be sure.
- If the house has a fireplace, do the draft and damper work?
- Are there any nicks, scratches, cracks or burns on any surfaces, including cabinets and countertops?
- Do items such as the doorbell, intercom system, garage door operate properly?

Basement and Attic

- Are there indications of dampness or leaks?
- Are there indications of mold or mildew?
- Is there significant cracking in the floors or foundation walls?

Are there any obvious defects in exposed components such as floor joists, beams, support columns, insulation, heating ducts, plumbing and electrical systems, etc.?

Certificate of Occupancy

- Has your local municipality signed off on the house?