



R.E.S.- Vest LLC Inspections
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POST-INSPECTION PROCEDURES

Clients are urged to follow the Post-Inspection Procedures summarized on this Notice in order to minimize risks associated with the purchase of real estate and to resolve concerns before an issue can escalate into a problem.

Walk-Through Inspection / Pre-Settlement Checklist: Most real estate purchase agreements provide for a walk-through inspection prior to settlement. Conducting a diligent walk-through inspection of the entire building and its immediate surrounding areas is a critical part of the home buying process. Please take advantage of the opportunity using *Pre-Settlement Checklist* provided below and using the same methods and techniques demonstrated by the Inspector during the inspection. You should take a minimum of one hour to conduct the walk-through inspection, paying particular attention to the plumbing, heating, and mechanical and electrical systems in the building to make certain they are in normal operating condition, and to those areas of the building that may have been inaccessible when the Inspector conducted inspection services. If you discover a problem during your walk-through inspection, consult immediately with the property owner and/or the real estate professionals involved with the transaction.

PRE-SETTLEMENT CHECKLIST

GENERAL

1. Has there been any major changes to the building or the property?
YES NO

2. Have agreed upon modifications been completed?
YES NO

STRUCTURE

1. Are there any cracks?

YES NO

2. Have previously noted cracks become larger?

YES NO

BASEMENT/CRAWL SPACE/FOUNDATION

1. Is the area dry?

YES NO

2. Are there any signs of water penetration?

YES NO

3. Are there any damp or musty odors?

YES NO

4. Is the sump pump (if present) functioning?

YES NO

LOT AND GROUNDS

WALLS, CEILINGS AND FLOORS

1. Are there any signs of leaks or water staining?

YES NO

2. Are there any signs of staining on the carpet?

YES NO

3. Are the handrails reliable and properly secured?

YES NO

GARAGE

1. Do the doors operate as intended (i.e., automatic doors should operate and reverse properly)?

YES NO

HEATING AND COOLING

1. Is the HVAC system operating properly?

YES NO

2. Is there a clean filter properly installed?

YES NO

3. Is the heat or air conditioning adequately supplied to all living places?

YES NO

KITCHEN AND APPLIANCES

1. Are all the appliances (oven/stove, refrigerator/freezer,

1. Have any concrete slabs settled(e.g.,driveway, walks, patio, etc.)?

YES NO

2. Is there any damage or deterioration to the deck area, steps, fencing, etc.?

YES NO

EXTERIOR SURFACES, DOORS AND WINDOWS

1. Is the exterior envelope watertight?

YES NO

2. Are there any signs of rot, decay, mildew, etc.?

YES NO

3. Are the doorways, windows, and other penetration points secure and properly caulked?

YES NO

4. Do doors, window latches, windows and screens open and Close properly?

YES NO

5. Are there any broken windows or screens?

YES NO

SURFACE WATER CONTROL

1. Are the gutters cleaned and aligned?

YES NO

2. Are the downspout positioned to divert water away from the building?

YES NO

ROOF AND ATTIC

1. Are there any signs of leaks or water stains?

YES NO

2. Is there any damage to the roof surface?

YES NO

3. Are there any signs of birds or animals?

YES NO

dishwasher, washer/dryer, etc.) operating properly

YES NO

2. Is there any damage to the cabinets (interior or exterior) counter tops or the floor?

YES NO

PLUMBING AND BATHROOMS

1. Do all fixtures operate as intended?

YES NO

2. Are there any faucet, toilet or drain leaks?

YES NO

3. is the water pressure and flow rate adequate?

YES NO

4. Is the hot water running to the fixtures?

YES NO

5. Is the water draining properly?

YES NO

6 Are there any signs to the bathroom tiling, grout or caulking?

YES NO

ELECTRICAL AND UTILITIES

1. Are light fixtures, exhaust fans, ceiling fans, outlets and doorbells operating properly?

YES NO

2. Are smoke detectors functioning properly?

YES NO

3. Do GFCI breakers test properly?

YES NO

4. Is there ant exposed wiring?

YES NO

5. Are interior panel boxes secure?

YES NO

6. Are exterior utility meters and boxes secure and properly caulked?

YES NO

*** Note- Do not test air conditioning or heat pump in cooling cycle if the temperature is less than 60 degrees Fahrenheit; Do not test heat pump on heating cycle if the temperature is greater than 65 degrees Fahrenheit.

Date of Walk Through Inspection

Client Signature

Property Address-Street

City

State

Zip