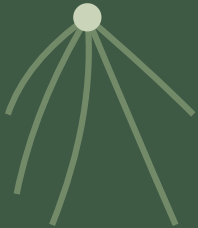


ROOT LEVEL LIVING

The Final Walkthrough Checklist

For new-construction buyers — your last chance to catch defects, confirm your selections, and get everything documented before you close.



Do this walkthrough in daylight, budget at least 90 minutes, and bring this list room to room — not room to phone. Anything you don't catch before closing becomes a warranty claim instead of a same-day fix.

WALKTHROUGH SNAPSHOT

ADDRESS	CLOSING DATE
WALKTHROUGH DATE	BUILDER REP
SUPERINTENDENT	CONTACT PHONE

BRING WITH YOU

Purchase contract & selections sheet

Prior punch list (if this is a re-walk)

Outlet tester

Phone charger (test every outlet)

Flashlight

Blue painter's tape (flag issues)

Small marble or level app

Camera / phone for photos

How to use this list: walk with your builder rep, not behind them. Tape or flag every issue as you find it and write it down immediately — a "we'll get it" from memory rarely makes it onto the official punch list.

CONFIRM AGAINST YOUR CONTRACT

- | | |
|--|---|
| ☐ Flooring, countertop, and cabinet selections match what you chose | ☐ Included appliances match model/brand promised, and are new (not floor models) |
| ☐ Paint colors match your selections sheet | ☐ Square footage and room layout match the floor plan you signed |
| ☐ All contracted upgrades are present (fixtures, trim, appliance package) | ☐ Any change orders you approved were actually completed |

ELECTRICAL

- ☐ Every outlet tested with a plug-in tester, room by room
- ☐ GFCI outlets trip & reset correctly (kitchen, baths, garage, exterior)
- ☐ Every switch controls the correct light or outlet
- ☐ All light fixtures, fans, and dimmers operate without flickering
- ☐ Doorbell, garage door opener, and remotes all work
- ☐ Electrical panel labeled correctly; no exposed wiring anywhere

PLUMBING

- ☐ Run hot & cold at every faucet; water gets hot within a reasonable time
- ☐ Flush every toilet; no running, rocking, or leaking at the base
- ☐ Check under every sink and around every supply line for leaks
- ☐ Water pressure feels consistent room to room; no unusual banging in pipes
- ☐ Water heater set correctly and producing hot water
- ☐ Garbage disposal and dishwasher run without leaking

HEATING, COOLING & VENTILATION

- ☐ Run heat and A/C separately; each reaches the set temperature
- ☐ Thermostat(s) programmed and responsive; smart thermostat set up if included
- ☐ Every vent open and blowing air; correct filter size installed
- ☐ Bathroom and kitchen exhaust fans vent to the outside, not the attic

DOORS & WINDOWS

- | | |
|---|--|
| ☐ Every door opens, closes, and latches without sticking or scraping | ☐ Every window opens, closes, and locks; no cracked or fogged glass |
| ☐ All keys and codes work on the first try; locks aren't sticky | ☐ Screens present and undamaged on all operable windows |

WALLS, CEILINGS & FLOORS

- | | |
|---|--|
| ☐ No drywall cracks, nail pops, or seams visible under raking light | ☐ Flooring is level with no gaps, squeaks, or loose boards |
| ☐ Paint is even with no roller marks, drips, or mismatched touch-ups | ☐ Tile grout lines are even; no cracked or hollow-sounding tiles (tap-test a few) |
| ☐ Trim and baseboards are secure, caulked, and gap-free | ☐ Carpet is stretched tight with no seams or ripples |

KITCHEN & BATH FINISHES

- | | |
|---|--|
| ☐ All cabinet doors/drawers open, close, and align evenly, with no chips | ☐ Backsplash and shower tile fully grouted and caulked, no gaps |
| ☐ Countertop seams are tight; no chips, cracks, or scratches | ☐ Mirrors, towel bars, and hardware are secure and level |

Tip: tap-test tile and run a hand along drywall seams — hairline issues you can feel now are far easier to fix before you own the house than after.

EXTERIOR & STRUCTURE

- | | |
|---|--|
| ☐ Grading slopes away from the foundation on all sides | ☐ Gutters and downspouts installed and draining away from the house |
| ☐ Driveway, walkways, and patio poured evenly with no major cracks | ☐ Garage door opens/closes smoothly; all remotes programmed |
| ☐ Siding, trim, and paint are finished with no visible gaps | ☐ Landscaping/sod matches what was promised in the contract |

DOCUMENTS & ITEMS TO COLLECT TODAY

- | | |
|---|--|
| ☐ Certificate of Occupancy | ☐ All keys, garage remotes, and door/alarm codes |
| ☐ Builder warranty paperwork (commonly 1-2-10: 1 yr workmanship, 2 yr systems, 10 yr structural) | ☐ Paint colors/codes and leftover tile, flooring, or paint cans |
| ☐ Appliance manuals & manufacturer warranty cards | ☐ HOA covenants, lien waivers, and lot survey, if applicable |

Unfinished punch list items? Ask your agent about an escrow holdback — funds withheld at closing until the builder completes the remaining items on an agreed timeline. Get every outstanding item, and its completion date, in writing before you sign off.

OUTSTANDING ITEMS & NOTES

Buyer signature & date

Builder representative signature & date

ROOT LEVEL LIVING

Real estate, rooted in how a home actually lives with you.
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