

The final *walkthrough* checklist.

For the last visit before you close, take over a rental, or sign off on a renovation. Go room by room, check each item, and put a piece of blue tape on anything that needs fixing. Every item says what good looks like, so it's not just your opinion against the builder's.

HOW TO USE IT

1. Walk in daylight, with the power, water and heat on.
2. Tape it, write it, photograph it. One line per problem.
3. Send the list in writing and agree on a fix date.
4. Walk it again before the final payment.

Bring: blue painter's tape, a phone flashlight, an outlet tester with a GFCI button, a 4' level, a tape measure, a marble or ball, and a phone charger to test USB outlets.

SAFETY marks items to fix before anyone moves in.

CHECK

WHAT GOOD LOOKS LIKE

NOTES

Every room

9 CHECKS

☐ Open, close and latch every door	Latches without a push or lift; even gap of about 1/8" around the slab; no rubbing
☐ Every window opens, closes and locks	Moves smoothly, locks without force; screens fit with no tears
☐ Look between the panes of each window	Clear glass. Fog or film inside means a failed seal; ask for a new glass unit
☐ Every switch, light and fan	All work; fixtures are tight to the ceiling; no flicker; fans don't wobble
☐ Plug the outlet tester into every outlet SAFETY	Three-light "correct" pattern everywhere; outlets feel firm, not loose in the box
☐ Walls and ceilings with a flashlight held flat to the surface	No nail pops, cracks, tape lines or rough patches in normal light
☐ Floors: walk every room, roll a marble on hard floors	No squeaks, soft spots, gaps or chips; the marble shouldn't race off in one direction
☐ Paint and caulk	Clean lines at ceilings and trim; no overspray on floors, glass or hardware; trim ends painted
☐ Heat and cooling at every register	Air moves at each one; room feels within a couple of degrees of the thermostat

Kitchen

8 CHECKS

☐ Test every countertop outlet SAFETY	GFCI protected: the test button cuts power and reset brings it back
☐ Every cabinet door and drawer	Doors line up with even gaps; drawers close fully; soft-close works if you paid for it
☐ Run hot and cold at the sink for two minutes, then feel under the sink	Dry. Hot is on the left. Both shutoffs turn by hand
☐ Run the dishwasher one short cycle	No leaks at the door or underneath; drain hose loops up high or goes to an air gap
☐ Range hood	Both speeds and the light work; it vents outside (look for the cap on the outside wall or roof)

☐ Range anti-tip bracket SAFETY	Try to tip the range forward gently with the oven door open: it shouldn't move
☐ Fridge water line and ice maker	No kinks behind the fridge; water and ice dispense
☐ Countertops and backsplash	No chips or open seams; caulk where the counter meets the wall

Bathrooms

8 CHECKS

☐ Test the outlets SAFETY	GFCI protected: test cuts power, reset restores it
☐ Fill the tub or run the shower for five minutes	Drains with no standing water on the shower floor; no drips below (check the ceiling under upstairs baths)
☐ Turn the shower all the way to hot SAFETY	Hot but not scalding: the valve should limit it to about 120°F
☐ Toilet: flush twice, rock it gently with your knee	Refills and stops running; no rocking; no water at the base
☐ Exhaust fan	Holds a sheet of toilet paper against the grille; it vents outside, not into the attic
☐ Tap the floor and wall tile with a coin	Solid sound everywhere; a hollow sound means poorly bonded tile
☐ Caulk and grout	Grout is full with no gaps; flexible caulk (not grout) where the tub or pan meets the wall
☐ Shower door or glass SAFETY	Swings or slides freely, doesn't drip onto the floor; safety glass stamp in a corner

Laundry

3 CHECKS

☐ Dryer duct SAFETY	Smooth rigid metal duct to the outside; joints taped, not screwed; the outside flap opens when the dryer runs
☐ Washer hoses and box	Valves turn by hand; no drips; floor pan or leak sensor if the laundry is upstairs
☐ Outlets SAFETY	GFCI protected

Bedrooms

3 CHECKS

☐ Open each bedroom window all the way SAFETY	Opens without tools; big enough to climb out; sill no higher than 44" off the floor
☐ Press the test button on the smoke alarm SAFETY	Every smoke alarm in the house sounds at once: they're interconnected
☐ Closets	Rod and shelf are tight; the light works; doors clear what's hanging

Stairs + halls

5 CHECKS

☐ Measure several risers and treads SAFETY	Risers 7¾" or less, treads 10" or more, and no two risers differ by more than ¾"
☐ Handrail SAFETY	Solid when you pull on it; 34–38" above the stair nosings; runs the full flight

☐ Guards at open sides and landings SAFETY	36" tall where the drop is more than 30"; a 4" ball can't pass through the openings
☐ Stair lighting	Switches at both the top and the bottom
☐ Smoke and CO alarms in the hall outside bedrooms SAFETY	Present and sound when tested

Basement + mechanical

7 CHECKS

☐ Look for water: walls, floor edges, around pipes	Dry. No stains, white crust or musty smell
☐ Sump pump	Pour in a bucket of water: the pump kicks on and the discharge goes well away from the house
☐ Water heater SAFETY	Relief valve pipe runs down to within 6" of the floor; set to about 120°F; no drips
☐ Furnace or air handler	New filter in place; condensate line drains; the unit isn't boxed in with no access
☐ Electrical panel SAFETY	Every breaker labeled; nothing warm; panel cover on with no open slots
☐ Main water shutoff and gas shutoff	You can find and reach both; they turn
☐ Attic hatch (if you can reach it)	Insulation looks even and deep; the hatch is insulated and seals

Garage

4 CHECKS

☐ Door into the house SAFETY	Solid or fire-rated door that closes and latches on its own
☐ Lay a 2×4 flat under the garage door and close it SAFETY	The door reverses when it touches the board; the photo-eyes also stop it
☐ Floor	Slopes toward the big door or a drain; no wide cracks
☐ Outlets SAFETY	GFCI protected

Outside

8 CHECKS

☐ Walk the whole perimeter	Ground slopes away from the house, about 6" in the first 10 feet
☐ Gutters and downspouts	Downspouts end on splash blocks or pipes that carry water several feet out
☐ Above every window and door	Flashing or a drip cap at the top; caulk at the sides; no gaps in siding
☐ Where a roof meets a wall	A kick-out flashing turns water into the gutter, not down the wall
☐ Hose bibs	Frost-free in cold climates; no drips when off
☐ Outdoor outlets SAFETY	GFCI protected with weatherproof in-use covers
☐ Deck, porch and steps SAFETY	Ledger bolted to the house with flashing above it; railings solid; steps even
☐ Driveway and walks	No trip edges over ½"; water doesn't pond against the house

Paperwork

3 CHECKS

☐ Final inspection or certificate of occupancy	In hand, signed off by the building department
☐ Warranties, manuals and paint colors	A folder or file with every manual, warranty and the paint brand, color and sheen for each room
☐ Who to call	Builder's warranty contact and how long each warranty lasts, in writing

This list is a starting point, not an inspection. It doesn't replace the building department's final inspection or a licensed home inspector. Codes vary by town; the numbers here follow the 2021 IRC and 2023 NEC used in most of the US.

The full fieldbook has the code minimum, the better number and a drawing for every room in the house. homefieldbook.com