

# Walk-through Tips

## When it's time to do a walk through: A few items you will want to take note of...

A "walk through" determines the cash value of repairs needed on the house (i.e. the "Repair Allowance" in the offer). It will also determine what inspections need to be performed. Make a list of items noted! Many of these items will be checked via formal inspection.

### While looking on the outside:

#### Condition of roof:

- Tree limbs; are any against house or roof?

#### Gutters:

- Are they clean?
- Is the drainage good?

#### Exterior: (any cracks or patches)

- Type of foundation (slab, pier and beam, or basement)

#### Drainage of lot:

- Any pooling of water in the yard?
- Any erosion?

#### Easements:

- Utility easement (rights of utility company to excavate property)
- Realize if you build atop an easement the improvement may be excavated

#### Overhead wires (could affect resale value)

#### Septic system:

Health department will most likely require an inspection

- Be aware where lateral lines are located

#### Termite treatment:

- Ask about termites and treatments-look on the disclosure form for any termite information (tiny drilled pin holes means that it was infested once)

#### Well:

- Health department may require an inspection-if not, ask for an expert to inspect

### While looking on the inside:

- Look at the condition of the house (keep in mind that paint, carpet, wallpaper are cosmetic)

#### Walk the floor:

- Is it level? If not, ask why?
- How old are the appliances?

#### Age & condition of heat and air units:

- If gas, check flame, if flickering it may need

#### Go through the attic:

- Good ventilation?
- Any roof leaks?
- Check stability of beams
- Look at wiring
- Is insulation sufficient?

#### Basement:

- Concrete, dirt floor, stone - is it dry?