

NEW CONSTRUCTION INSIDER

Final Walkthrough Checklist

38 checks. Don't sign off until every one
is checked, photographed, and in writing.

Bring this, your phone camera, and a phone charger.

Free buyer resource · Charlotte, North Carolina

A quick note before you dive in

This guide is for general educational purposes only and is not financial, legal, or tax advice. Builder incentives, rates, and availability change frequently — always confirm current terms in writing with the builder and your lender before making decisions.

How to use this checklist

- Walk the home **before** closing day if the builder allows — daylight is better.
- Test, don't glance. Flip switches, run water, open windows.
- Photograph every defect next to the checked item.
- Every defect goes on the written **punch list**. Verbal promises don't survive closing.

Every room

- | | |
|--------------------------|--|
| ☐ | 1. Walls: no dents, nail pops, or drywall seams showing |
| ☐ | 2. Paint: even coverage, no drips, no missed spots behind doors |
| ☐ | 3. Ceilings: no cracks, stains, or uneven texture |
| ☐ | 4. Flooring: no scratches, gaps, or loose boards/tiles; transitions smooth |
| ☐ | 5. Baseboards & trim: caulked, painted, no gaps at joints |
| ☐ | 6. Doors: open/close/latch smoothly, no sticking, hardware tight |
| ☐ | 7. Windows: open, close, and lock; screens present and intact |
| ☐ | 8. Outlets & switches: test every one (bring a phone charger) |
| ☐ | 9. Light fixtures: all working, no flicker, covers secure |
| ☐ | 10. Closets: doors slide/swing properly, rods and shelving secure |

Kitchen

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|--------------------------|--|
| ☐ | 11. All appliances installed, powered, and run a test cycle |
| ☐ | 12. Cabinet doors/drawers open evenly, soft-close working, no damage |
| ☐ | 13. Countertops: no chips, cracks, or seams lifting |
| ☐ | 14. Faucet: hot/cold correct, good pressure, no leaks underneath |
| ☐ | 15. Garbage disposal runs (if included) |

Bathrooms

- ☐ 16. Toilets flush properly, no rocking, no leaks at base
- ☐ 17. Showers/tubs: run water, check drainage and caulk lines
- ☐ 18. Exhaust fans run quietly and vent (hold tissue to the grille)
- ☐ 19. Mirrors, towel bars, and hardware secure
- ☐ 20. Tile grout even, no cracked tiles

Laundry & garage

- ☐ 21. Washer/dryer hookups present; valves turn, drain clear
- ☐ 22. Garage door opens/closes fully, sensors reverse it properly
- ☐ 23. Garage floor: no major cracks; walls finished as specified

Exterior

- ☐ 24. Siding/brick: no damage, weep holes clear, mortar joints sound
- ☐ 25. Roof: no missing or lifted shingles visible from ground
- ☐ 26. Gutters & downspouts attached, draining away from foundation
- ☐ 27. Grading slopes away from the house on all sides
- ☐ 28. Driveway & walkways: no major cracks or trip hazards
- ☐ 29. Fence, sod, and landscaping per contract
- ☐ 30. Exterior faucets work; irrigation runs if included

Systems & paperwork

- ☐ 31. HVAC heats and cools (test both modes)
- ☐ 32. Water heater on and set; no leaks
- ☐ 33. Electrical panel labeled; breakers all on
- ☐ 34. Smoke & CO detectors present and tested
- ☐ 35. Thermostat programmed and connected (if smart)
- ☐ 36. All manuals, warranties, and paint/flooring touch-up kits received

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37. Punch-list items from any prior walkthrough completed

38. Confirm: nothing on this list is 'we'll handle it after closing' unless written and signed

After the walkthrough

- Get a signed copy of the punch list with completion dates.
- Confirm who to call for warranty claims — name, number, and process in writing.
- Calendar your 11-month warranty walkthrough today.