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Buyer / New Owner Move-In Ready Checklist

Our Team at **LETUS Maintenance** is here to assist you in any issues or tasks that may arise.

(Items Not listed in order of importance or order of operation)

Purpose:

This checklist is designed to help homebuyers evaluate a property before or immediately after closing. It focuses on condition, functionality, safety, and long-term ownership responsibilities. This is not a substitute for a licensed home inspection but serves as a practical, real-world verification and orientation tool.

PRE-CLOSING / DAY-OF DOCUMENTATION

- ☐ Take photos and videos of entire property (interior and exterior)
- ☐ Document any changes since inspection
- ☐ Verify agreed repairs were completed
- ☐ Confirm all appliances and systems included in sale
- ☐ Obtain copies of warranties, manuals, and service records
- ☐ Confirm keys, garage remotes, gate access, and codes are provided
- ☐ Verify utility transfer dates

HVAC / HEATING / COOLING

- ☐ Test heating system operation
- ☐ Test air conditioning system operation
- ☐ Verify thermostat function
- ☐ Inspect air filter condition
- ☐ Check vents for airflow and blockage
- ☐ Look for condensation, leaks, or rust on system components
- ☐ Inspect outdoor unit for debris or damage
- ☐ Confirm last service date
- ☐ Ask age of system and expected lifespan

ELECTRICAL SYSTEM

- ☐ Test all light switches and outlets
- ☐ Test GFCI outlets in required areas
- ☐ Inspect for loose outlets or exposed wiring
- ☐ Check breaker panel condition and labeling
- ☐ Look for double-tapped breakers or irregular wiring
- ☐ Ensure exterior outlets are weather-protected
- ☐ Verify no flickering or power inconsistencies

PLUMBING SYSTEM

- ☐ Test water pressure at all fixtures
- ☐ Run hot and cold water at all sinks
- ☐ Inspect under sinks for leaks
- ☐ Test all toilets (flush, refill, seal at base)
- ☐ Check tubs and showers for drainage
- ☐ Inspect water heater (leaks, corrosion, age)
- ☐ Locate main water shutoff
- ☐ Inspect exterior hose bibs
- ☐ Check for signs of prior water damage

KITCHEN

- ☐ Test all appliances (stove, oven, refrigerator, dishwasher, disposal)
- ☐ Inspect cabinets and drawers for damage or looseness
- ☐ Check countertops for cracks or separation
- ☐ Inspect sink and plumbing for leaks
- ☐ Verify exhaust fan operation
- ☐ Look for pest evidence

BATHROOMS

- ☐ Inspect toilets for stability and leaks
- ☐ Test sinks, tubs, and showers
- ☐ Check caulking and seals
- ☐ Verify exhaust fans are working
- ☐ Look for soft flooring or water damage
- ☐ Check for mold or mildew

WINDOWS AND DOORS

- ☐ Open and close all windows
- ☐ Test locks and latches
- ☐ Inspect for drafts or poor sealing
- ☐ Check for cracked glass
- ☐ Inspect weatherstripping
- ☐ Test all exterior doors and deadbolts

WALLS, CEILINGS, AND FLOORS

- ☐ Look for cracks, sagging, or separation
- ☐ Check for stains indicating leaks
- ☐ Inspect flooring for soft spots or damage
- ☐ Note any uneven floors or slopes
- ☐ Check paint and finish quality

MOISTURE / MOLD / AIR QUALITY

- ☐ Check for musty odors
- ☐ Inspect for visible mold or staining
- ☐ Look for condensation issues
- ☐ Inspect closets, corners, and low-vent areas
- ☐ Verify bathroom and kitchen ventilation

PESTS AND INSECTS

- ☐ Look for droppings, nesting, or damage
- ☐ Inspect attic, garage, and cabinets
- ☐ Check for termite tubes or wood damage
- ☐ Ask about pest treatment history

CRAWLSPACE / BASEMENT / FOUNDATION

- ☐ Inspect for standing water
- ☐ Check for vapor barrier presence
- ☐ Look for mold, mildew, or rot
- ☐ Inspect insulation condition
- ☐ Check for structural cracks or shifting
- ☐ Ensure vents are functional
- ☐ Look for signs of long-term moisture intrusion

ROOF / EXTERIOR

- ☐ Inspect roof from ground (or professionally)
- ☐ Check for missing or damaged shingles
- ☐ Inspect flashing and penetrations
- ☐ Check gutters and downspouts
- ☐ Ensure drainage moves water away from home
- ☐ Inspect siding for cracks or damage
- ☐ Check exterior paint condition

YARD / DRAINAGE

- ☐ Ensure grading slopes away from home
- ☐ Look for standing water areas
- ☐ Inspect walkways and driveways
- ☐ Check decks, porches, and railings
- ☐ Identify tree limbs near structure

APPLIANCES / SYSTEMS / FEATURES

- ☐ Confirm all included items are present
- ☐ Test garage door operation
- ☐ Inspect door sensors and safety reverse
- ☐ Check ceiling fans and fixtures
- ☐ Verify laundry hookups
- ☐ Inspect dryer vent routing

SAFETY

- ☐ Test smoke detectors
- ☐ Test carbon monoxide detectors
- ☐ Check handrails and guardrails
- ☐ Verify safe egress from bedrooms
- ☐ Ensure no exposed hazards

NEW OWNER RESPONSIBILITIES

- ☐ Replace HVAC filters
- ☐ Re-key or change locks
- ☐ Set up pest control plan
- ☐ Schedule HVAC servicing
- ☐ Inspect and clean gutters
- ☐ Establish maintenance schedule
- ☐ Locate all shutoffs (water, electrical, gas)

RED FLAGS

- ☐ Active leaks
- ☐ Structural movement
- ☐ Electrical hazards
- ☐ Mold or strong odors
- ☐ Standing water
- ☐ Pest infestation
- ☐ Roof failure signs
- ☐ HVAC not functioning
- ☐ Plumbing leaks

SUGGESTED ADDITIONS (NOT INCLUDED ABOVE)

- Septic system inspection checklist
- Well water testing checklist
- Foundation monitoring log
- Energy efficiency baseline audit
- Smart home system setup checklist
- Insurance documentation checklist
- Maintenance budgeting planner

IMPORTANT NOTE

This checklist is not exhaustive and does not replace a licensed home inspection or professional evaluation. It is intended to help buyers better understand the condition of the property and prepare for ownership responsibilities.

This checklist is not an exhaustive list. It is provided to serve as a solid reference and foundation for maintaining your residential property. We understand that every home has unique requirements. At **LETUS Maintenance**, we pride ourselves on being attentive, flexible, and resourceful, capable of tailoring our services to meet your specific needs. Whether you're facing an uncommon issue and need specialized attention or rather you just have a simple to-do list, we are committed to finding effective solutions for any challenge, ensuring your property is always in excellent condition.

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