

BERG MOUNTAIN HOMES

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Walkthrough – Buyer Orientation and Inspection

Buyer _____ Address _____ Date/Time _____

This document accompanies the Buyer / Builder pre-closing walkthrough. The goal of this walkthrough is to provide the Buyer with an orientation to their new home and give them the opportunity to inspect the home prior to closing. The Buyer should be aware that the Limited Warranty Agreement provided by the Builder will only cover defects that were not apparent or ascertainable at the time of closing. Therefore, this is the Buyer's primary occasion to inspect the home for observable defects or omissions.

Orientation

The following items have been fully explained to the buyer (buyer to initial each item).

- | | |
|---|--|
| _____ Air conditioning and heater / thermostats / returns | _____ Ceramic tile maintenance |
| _____ Appliances (range, microwave, dishwasher) | _____ Wood floor maintenance |
| _____ Fireplace operations | _____ Countertop maintenance |
| _____ Window operations | _____ Well / water shut-off / hot water heater |
| _____ Wall switches and ceiling fans | _____ Gas shut-off and gas hookups |
| _____ Smoke detectors | _____ Electric shut-off / electrical panel |
| _____ GFI outlets | _____ Hot tub bracing / electrical hookup |
| _____ Media room / outside speaker wiring | _____ Waterproofing and termite treatment |
| _____ Siding and decking maintenance / caulking | _____ Green features |
| _____ Septic system / cleanout | _____ Spare materials / manuals / keys |

Inspection

The following items have been visually inspected by the buyer (buyer to initial each item).

- | | |
|--|---------------------------------------|
| _____ Cabinetry | _____ Countertops |
| _____ Doors | _____ Windows and screens |
| _____ Plumbing fixtures (faucets, drains, toilets) | _____ Tubs / showers |
| _____ Light fixtures and fans | _____ Mirrors |
| _____ Ceramic tile | _____ Wood flooring |
| _____ Carpet | _____ Appliances |
| _____ Paint / drywall | _____ Interior trim |
| _____ Fireplace | _____ HVAC (Air Conditioner / Heater) |
| _____ Exterior siding | _____ Exterior Masonry |
| _____ Decks | _____ Roof |

Punch List

In accordance with customary and generally accepted area building industry criteria, the following items are not in satisfactory condition. Note that the Guidelines referenced in your Warranty specify that minor cosmetic touch up items will be repaired only if they are visible from six feet away under normal lighting conditions.

Nature of problem	Date repaired	Buyer signoff
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		

If there are more than 17 items, please use an additional sheet.

Signoff

Except as noted above, Buyer accepts house as presented with the assurance that Builder will complete them as soon as possible, but in no case later than thirty (30) days from closing (weather permitting).

Owner	Date	Builder	Date
Owner	Date		