

Turnover Inspection Checklist



- Inspect for drywall, baseboard, door damage. Test door locks
- Inspect for floor, baseboard or cabinet damage
- Test kitchen drain. Inspect aerator for corrosion. Make note of leaks
- Test garbage disposal running properly
- Verify that dishwasher runs properly
- Test oven and stove are heating properly
- Test that refrigerator/freezer is running and cold
- Test all GFCI outlets in kitchen and bathrooms
- Test all smoke detectors in unit
- Inspect toilet. Verify flushing properly with no leaks, fill level, and flapper
- Test shower drain. Inspect shower trim is flush to tub walls. Inspect showerhead corrosion
- Test lavatory sink drain. Test pop-up. Inspect aerators for corrosion. Make note of leaks
- Inspect water heater. Verify unit working. Confirm earthquake straps and runoff tube installed. Test shutoff valve. Document unit size and heat type
- Inspect washer. Verify unit working. Check for leaks. Inspect water supply lines and valves for corrosion
- Inspect dryer. Verify unit working and heating. Inspect exhaust line for kinks, tears, or holes.
- Inspect lights, fans, outlets, and switches throughout entire unit. Inspect for cracks on cover plates
- Inspect and verify railings for stairs are secure to walls
- Test thermostat is working for both heat and cool settings
- Inspect roofing, siding, and windows of unit for any major issues
- Verify outside railings are secured and walkways free of tripping hazards
- Test garage door open and closes
- Test main water shutoff is free of corrosion (Street and sub)
- Inspect main electric panel is mounted and secured properly
- Submit pictures of every appliance and model#: oven, fridge, dishwasher, washer, dryer, and water heater
- Submit pictures of every faucet, toilet, showerhead, and stop valves

Additional Notes: Inspected by AWC CSLB 1063936

Other: