



WALKTHROUGH INSPECTION  
CHECKLIST

Use this checklist during your on-site walkthrough to identify potential issues, deferred maintenance and risks that could impact your investment.



PROPERTY NAME / ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

INSPECTED BY: \_\_\_\_\_ WEATHER CONDITIONS: \_\_\_\_\_

| AREA                                                                                                                                                                                                                    | GOOD (✓)                 | FAIR (Δ)                 | POOR (X)                 | N/A (—)                  | NOTES / COMMENTS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------|
|  <b>1. ROOF &amp; EXTERIOR</b><br>Check roofing materials, flashing, drainage, walls, windows, doors, and overall exterior condition. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |
|  <b>2. HVAC SYSTEMS</b><br>Inspect equipment condition, age, visible damage, ductwork, thermostats and ventilation.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |
|  <b>3. PLUMBING SYSTEMS</b><br>Check visible pipes, fixtures, water pressure, drains, and signs of leaks or corrosion.                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |
|  <b>4. ELECTRICAL SYSTEMS</b><br>Review electrical panels, wiring, outlets, lighting, emergency systems and code compliance.          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |
|  <b>5. INTERIOR FINISHES</b><br>Evaluate walls, ceilings, flooring, millwork, doors and overall interior condition.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |
|  <b>6. BRAND &amp; PIP COMPLIANCE</b><br>Verify brand standards, PIP items, signage, amenities and required upgrades.                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |
|  <b>7. OPERATIONS &amp; SAFETY</b><br>Check fire alarms, extinguishers, exit signage, housekeeping, storage and back-of-house areas.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |
|  <b>8. SITE &amp; PARKING AREAS</b><br>Inspect parking lots, curbs, drainage, lighting, landscaping and site maintenance.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____            |

⚠ OVERALL IMPRESSION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

⚠ KEY TAKEAWAYS / IMMEDIATE CONCERNS

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



SMART INVESTMENTS START  
WITH THE RIGHT INFORMATION.  
Contact us today to ask questions, uncover risks  
and make confident investment decisions.



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A FREE CONSULTATION.  
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