## Suggested Pre-Closing Walk-Through Checklist

Ideally, within 72 hours of closing, you should return to the property and conduct a pre-closing examination to confirm the condition of the property. This will allow you to verify that various systems and components of the building are operational, and that any agreed upon repairs or modification are completed in full and have been performed in a professional manner. Major repairs or replacements should always be done by a licensed and competent contractor. Ask the seller to provide copies of all receipts and warranties for repair work. You should allow yourself a minimum of one hour for the walk-through. Complete this form, keep a copy for yourself, give a copy to your agent or seller, and forward the original to our office within ten days of closing.

### ITEMS TO EXAMINE

| 1. General Information | Yes | No |
|---|---|---|
| Have previously agreed to repairs or replacements been done? | | |
| Have warranties and/or guarantees been provided for the repairs, etc.? | | |
| Have there been any major changes? | | |
| Any major defects visible that the seller has not previously disclosed? | | |
| **2. Basement/Crawlspace/Slab** | **Yes** | **No** |
| Is this area dry? | | |
| Is the sump pump working? | | |
| Are there any new signs of leakage? | | |
| Any damaged walls/ceilings/floors that were hidden/not visible at time of inspection? | | |
| Are there any new cracks/movement? | | |
| Have any visible cracks gotten bigger? | | |
| **3. Grounds/Surface Water Control** | **Yes** | **No** |
| Does the grading slope to the house? | | |
| Has regrading been done properly? | | |
| Is water pooling on the ground near the building foundation? | | |
| Have any concrete slabs settled? | | |
| Are the deck, steps, or stoops damaged, loose, rotted, or deteriorated? | | |
| **4. Garage/Garage Door Opener(s)** | **Yes** | **No** |
| Do the garage door(s) and garage door opener(s) operate properly | | |
| Do the garage door opener(s) reverse? | | |
| Any damaged walls/ceilings/floors that were hidden/not visible at time of inspection? | | |
| **5. Plumbing/Fixtures** | **Yes** | **No** |
| Is there hot water? | | |
| Is the water pressure good? | | |
| Do the toilets flush properly? | | |
| Are there any drain or faucet leaks? | | |
| Do all plumbing fixtures work properly? | | |
| Do all plumbing fixtures drain properly? | | |
| Are there any new plumbing problems? | | |
| **6. Kitchen/Laundry** | **Yes** | **No** |
| Do all appliances work properly? | | |
| Do laundry fixtures work properly? | | |
| Are cabinets/countertops damaged? | | |

| 7. Electrical/Fixtures | Yes | No |
|---|---|---|
| Do light fixtures work properly? | | |
| Are there working smoke detectors? | | |
| Do outlets and switches work properly? | | |
| Do GFCI circuits function properly? | | |
| Are there any new electrical problems? | | |
| **8. Central Heating/Central Cooling*** | **Yes** | **No** |
| Does the thermostat work properly? | | |
| Is the filter clean and installed properly? | | |
| Do the heating and A/C work properly? | | |
| Is there adequate air-flow from registers? | | |
| **9. Windows/Doors/Walls/Ceilings/Floors** | **Yes** | **No** |
| Is there new damage? | | |
| Are there new water stains? | | |
| Do doors open, close, and latch properly? | | |
| Are there any broken windows/glass? | | |
| Do thermal pane windows have fogging or water beads between panes of glass ? | | |
| Are the floors in good condition? | | |
| Is the shower tile in good condition? | | |
| Is there a significant slope to floors that was not visible at time of inspection? | | |
| Any damaged walls/ceilings/floors that were not visible at time of inspection? | | |
| **10. Attic/Framing Members** | **Yes** | **No** |
| Are there signs of active leaks? | | |
| Are there signs of animals present? | | |
| Are there signs of rafter/decking damage? | | |
| **11. Roof/Gutters/Downspouts** | **Yes** | **No** |
| Are there signs of active roof leaks? | | |
| Have the roof materials been damaged? | | |
| Are the gutters clean and aligned? | | |
| Are there signs of gutters leaking? | | |
| Do the downspouts direct the roof water run-off away from the foundation? | | |
| **12. Exterior Surfaces/Siding/Trim** | **Yes** | **No** |
| Is there loose, damaged, or missing trim? | | |
| Is there loose, damaged, or missing siding? | | |
| Are there new cracks or movement visible at the exterior of the foundation? | | |
| Is there major rot or damage visible at the siding, windows, doors, trim, etc.? | | |

*Note: Do not test the A/C if the temperature is under 65◦ F. Don't test a heat pump in heating if the temperature is over 65◦ F.

Date of Pre-Closing Walk-Through

Property Street Address

City/State/Zip

Client's Name (print)