



Pre-Closing Walk Through Checklist

Use this checklist to re-confirm the condition of the property before closing. We suggest planning on a minimum of one hour to complete the walk-through. Be sure any repairs or alterations agreed upon by the seller have been completed in a workman-like manner. It is a good idea to make sure that all utilities are turned on to evaluate the systems. Bring along a working light bulb and some type of electrical appliance (like a small lamp) to check light fixtures and outlets for operation.

MODIFICATIONS

Have all modifications agreed upon been completed?
Have there been any modifications not agreed upon?

YES NO

ROOF / ATTIC

Is there any new roof damage?
Is there any evidence of new leakage into the attic?
Is there new damage to the gutters/downspouts?

EXTERIOR

Is there any new damage to the siding or trim?
Is there any rotted or decaying wood?

LANDSCAPING & LOT

Does any regrading need to be completed?
Are there any signs of new damage to the deck, fences, retaining walls, or garage?

FOUNDATION & STRUCTURE

Are there any new cracks in the foundation, walls, or concrete?
Have previously noted cracks become larger?
Is there standing water around the foundation, or in the crawl-space?

INTERIOR

Are there any new water stains?
Is there any new damage to walls, floors, ceilings, or windows?

ELECTRICAL

Do all the lights work?
Do all the outlets work?
Do all the smoke alarms work?
Do all the kitchen appliances work?

PLUMBING

Do all the fixtures work (tubs, showers, faucets, toilets)?
Is there hot water?
Are there any drain, or faucet leaks?
Do all tubs and sinks drain?
Are there new signs of damage to wall tile,
Under sinks, or around toilets?

HEATING AND COOLING

* Note – Do not operate air conditioning if temperature is below 60 degrees, do not test heat pump on heating cycle if temperature is above 60 degrees. This can cause damage to the unit.

Do the heating and cooling units work?
Is there heat to every room?
Is the filter clean, and installed properly?

WALK-THROUGH CONDUCTED BY: _____

ADDRESS OF PROPERTY: _____ DATE: _____