

PRE-CLOSING WALK-THROUGH CHECKLIST

This list is intended to assist you in performing a final check on your new home and its components prior to closing your transaction. The walk-through provides the opportunity for, and is the responsibility of, the buyer to confirm that the property and all of its systems are in the condition represented by the seller and as they were at the time of inspection. Any repairs previously agreed upon should have been made in a good and workman-like manner. Verify that major or safety related repairs were done by a qualified, licensed contractor and get copies of receipts and warranties for this work. Allow a minimum of one hour for this walk-through. We appreciate the opportunity to work with you and hope this form is useful.

Note: NEVER operate or test items you are not familiar with. Feel free to call your inspector for guidance. We suggest having sellers and agents present at the time of the walk-through.

- Run HVAC equipment to be sure units are heating/cooling properly¹
- Check appliances ___ Refrigerator/ice maker ___ Disposal ___ Dishwasher ___ Oven/Range
- Test hot and cold water at all fixtures. Operate showers, tubs, and toilets; check for leaks/damage
- Operate light switches and fixtures. Test all accessible smoke/carbon monoxide detectors²
- Test all Ground Fault Circuit Interrupt outlets/breakers by pressing the Test buttons
- Operate alarm system, doorbells, intercom, garage door openers
- Observe all areas of the building that may have been inaccessible during the original inspection due to storage, personal property, or placement of furniture
- Operate pool/spa equipment, whirlpool tub, sauna, steam room
- Check for signs of roof, door, or window leaks that may have occurred between the time of original inspection and time of walk-through
- Check condition and operation of windows, doors, screens
- Check basement and or crawlspace for moisture and test any sump pumps that may be present

While we don't expect to make you an expert with this document, we've put together a checklist below to try and help you focus as you walk through your new home. Often times, we find that buyers walk around with no direction and this section is intended only to provide focus.

EXTERIOR	INTERIOR	KITCHEN/APPLIANCES
<ul style="list-style-type: none"> <input type="checkbox"/> Roofing/Gutters <input type="checkbox"/> Siding/Trim <input type="checkbox"/> Windows/Doors <input type="checkbox"/> Stairs/Railings <input type="checkbox"/> Decks/Patios/Balconies <input type="checkbox"/> Walkways <input type="checkbox"/> Pool/Spa Equipment <input type="checkbox"/> Sprinklers/Hoses/Faucets <input type="checkbox"/> AC Condensing Unit <input type="checkbox"/> Garage Opener/Doors <input type="checkbox"/> Exterior Lighting <input type="checkbox"/> Chimney(s) 	<ul style="list-style-type: none"> <input type="checkbox"/> Plumbing (flow/drainage) <input type="checkbox"/> Check under sinks <input type="checkbox"/> Toilets/Showers/Tubs <input type="checkbox"/> Cabinets/Countertops <input type="checkbox"/> Doors/Windows <input type="checkbox"/> Alarms/Intercom <input type="checkbox"/> Light Switches/Fixtures <input type="checkbox"/> Floor/Walls/Ceilings <input type="checkbox"/> Fireplaces <input type="checkbox"/> Heating/AC <input type="checkbox"/> Noticeable odors present? <input type="checkbox"/> Negotiated items left? <input type="checkbox"/> Is the interior clean? 	<ul style="list-style-type: none"> <input type="checkbox"/> Countertop/Cabinets <input type="checkbox"/> GFCI Outlets <input type="checkbox"/> Sink(s)/Faucets <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher (run cycle) <input type="checkbox"/> Oven/Range/Clock <input type="checkbox"/> Exhaust/Vent fans <input type="checkbox"/> Microwave <input type="checkbox"/> Refrigerator/Freezer <input type="checkbox"/> Ice Maker/Water Dispenser <input type="checkbox"/> Clothes Washer <input type="checkbox"/> Dryer

¹ Outside Air temperature must be above 60° to operate AC.

² Recommend replacing smoke/carbon monoxide detectors as soon as possible after closing.