

Pre-Closing Checklist

Your final walk-thru before closing is your last opportunity to confirm that everything operates as intended. With your REALTOR confirm that everything included in your purchase contract is left in the home. So, your final walk-thru is not to be taken lightly.



General

- Have all previously agreed upon repairs been completed by the seller?
- Have warranties and/or receipts been provided for the repairs done by the seller?
- Is the house "broom clean"? (Check attic and basement)



Garage

- Does the garage door and opener operate properly?
- Are the opener remote controls available and functioning?
- Is there any damage to the walls or doors that may have been previously concealed?



Roof & Gutters

- Are there signs of leaks or roof damage?
- Are all gutters and downspouts properly attached?



Exterior

- Are any windows & windows screens missing or damaged?
- Is there any new damage to doors, decks, siding etc.?



Interior

- Are there any new water stains or interior damage?
- Do all the windows and doors operate properly?
- Is there any new damage to the walls that may have been concealed?



Kitchen

- Are all included appliances present and working?
- If the refrigerator has been taken is there any damage to the flooring or wall?



Heating & Cooling

- Does the thermostat operate correctly?
- **Does the heating and/or cooling system work?**



Plumbing

- Are all fixtures present and do they function properly?
- **Is the hot water hot?**
- Are there any new or previously undiscovered leaks?



Electrical

- Are all light fixtures present and do they work?
- Do all the switches and outlets work?

Appliances - unfortunately - can break between the time of your home inspection and when you finally go to closing; so we would recommend that you run all appliances during your walk through.

Severe weather may also occur during that interim period of time that may cause or create issues that were not present at the time of your original home inspection. For example heavy rains and or hail causing damage to siding, gutters, downspouts and possibly the roof area, basement might have new water stains indicating leaking.

Congratulations on the purchase of your new home!!!

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