



PRE-CLOSING INSPECTION CHECKLIST

Below is a list to double check

Ideally, 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 modifications 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 walkthrough. This form is a helpful checklist to aid in your final walk-through of the property.

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?		
Are 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 the 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 re-grading been done properly?		
Is water pooling on the ground near the building foundation?		
Have any concrete slabs settled?		
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 the 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 fog 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 were not visible at the time of inspection?		
Any damaged walls/ceilings/floors that were not visible at the 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 on the exterior of the foundation?		
Is there major rot or damage visible on the siding, windows, doors, trim, etc.?		

NOTE: Be sure to perform this final walk-through inspection even if you believe that the property has remained unoccupied since any previous inspection. ****If necessary, call AWP Home Inspections, LLC to schedule a Re-Inspection (765) 421-2828****

