

Pre-closing Walk-through questions

- OVERALL:** Have previously agreed to repairs been completed?
Have warranties and/or guarantees been provided for the repairs?
- EXTERIOR:** Are any window screens missing or damaged?
Is there water standing near the building?
Is there new deterioration or damage to doors, decks, siding, or fences?
- ROOF:** Are there signs of leaks or other roof damage?
Are there signs of gutters leaking?
Are all the downspouts properly attached?
Are downspouts discharging away from the foundation?
- GARAGE:** Does the door and opener operate properly?
Is the opener remote control available and functioning?
Is there damage to wall surfaces, that was concealed at the time of inspection?
- FLOORS, WALLS, CEILINGS:**
Have previously noted stains become larger, or are there new stains?
Have previously noted cracks become larger, or are there new cracks?
Are there any cracked window panes or mirrors?
Do any multi-pane windows have condensation between the panes of glass?
Is there a floor slope in any room previously undetected?
Have any permanent fixtures been removed or damaged?
Are the carpets stained, hardwood floors damaged, or floor tiles cracked or chipped?
- PLUMBING:** Are all the fixtures present and do they function properly?
Do the tubs, showers and basins drain properly?
Are there any new drain or faucet leaks?
Do the toilets flush properly?
Is the water hot?
- ELECTRICAL:** Are the light fixtures present and do they work?
Do all the switches and receptacles work?
Do the smoke detectors work?
Does the doorbell work?
- HEATING & COOLING:**
Does the thermostat operate correctly?
Does the heating system work?
Does the air conditioner or evaporative cooler work?
Is there adequate flow out of each register?
- ATTIC:** Are there signs of leaks or other damage?
Have any items been left in the attic?
Are there signs of birds, rodents, insects, or other animals?
- KITCHEN:** Are all the appliances present and working?
Is there any sign of water leaks or damage near the refrigerator or dishwasher?
Is the food disposal working?
- OTHER:** Other items to check during your final walk-through include:
Sprinklers
Wall or window air conditioners
Spa or pool
Did you have a septic inspection?