

Pre-Closing Inspection Form

Address _____

Date _____

Description	OK	Not OK
1. Overall		
a. Have previously agreed to repairs been completed?		
b. Have warranties and/or guarantees been provided for the repairs?		
2. Building Exterior		
a. Are any window screens missing or damaged?		
b. Is there water ponding or puddling near the building?		
c. Is there new deterioration or damage to doors, decks, siding, or fences?		
3. Roof		
a. Are there signs of leaks or other roof damage?		
b. Are there signs of gutters leaking?		
d. Are all the downspouts properly attached?		
e. Are downspouts discharging away from the foundation?		
4. Garage		
a. Does the door and opener operate properly?		
b. Is the opener remote control(s) available and functioning?		
c. Is there damage to wall surfaces that was concealed at the time of the inspection?		
5. Floors, Walls & Ceilings		
a. Have previously noted stains become larger or are there new water stains?		
b. Have previously noted cracks become larger or are there new interior cracks?		
c. Are there any cracked window panes or mirrors?		
d. Do any multi-pane windows have condensation or staining between the panes of glass?		
e. Is there a slope in any room previously undetected?		
f. Have any permanent fixtures been removed or damaged?		
g. Are the carpets stained, hardwood floors damaged or floor tiles cracked or chipped?		

Description	OK	Not OK
6. Plumbing		
a. Are all the fixtures present and do they function properly?		
b. Do the tubs, showers and basins drain properly?		
c. Are there any new drain and/or faucet leaks?		
d. Do the toilets flush properly?		
e. Is the water hot?		
7. Electrical		
a. Are the light fixtures present and do they work?		
b. Do all the switches and receptacles work?		
c. Do the smoke detectors work?		
d. Does the doorbell work?		
8. Heating & Cooling		
a. Does the thermostat operate correctly?		
b. Does the heating system work?		
c. Does the air conditioner or evaporative (swamp) cooler work?		
d. Is there adequate air flow out of each register?		
9. Attic		
a. Are there signs of leaks or other damage?		
b. Have any items been left in the attic?		
c. Are there signs of birds, rodents or animals?		
10. Kitchen		
a. Are all the appliances present and working?		
b. Is there any sign of water leakage or damage near the refrigerator or dishwasher?		
c. Is the garbage disposal functioning?		
11. Other Concerns		
Other systems or items to check during your final walk through inspection:		
Built-in vacuum		
Sprinklers		
Spa and /or pool		
Wall or window air conditioners		
Did you have an inspection of the septic system, if applicable, by a competent Septic Systems Inspector?		