



Pre-Closing Inspection Checklist

Date _____

Description	OK	BAD
1. Overall		
a. Have previously agreed repairs been completed?		
b. Have warranties and/or guarantees been provided for these repairs?		
2. Building Exterior		
a. Are any windows damaged?		
b. Is there water ponding near the foundation?		
c. Is there new deterioration or damage to the siding, doors, decks, patios, driveway, walkways, etc.		
3. Roof		
a. Are there any missing shingles or signs of damage?		
b. Are the gutters and downspouts still present and in good condition?		
c. Are the downspouts discharging water away from the foundation?		
d. Overall chimney Condition?		
4. Attached Garage		
a. Does the door opener still operate (Safely)?		
b. Are the remotes available and functional?		
c. Is there damage to wall/ceiling/floor surfaces that may have been concealed at the time of the inspection?		
5. Interior Floors, Walls, Ceilings		
a. Have previously noted stains become larger or are new stains present?		
b. Have previously noted cracks become larger or are new cracks present?		
c. Are there any cracked window panes or mirrors?		
d. Are there cloudy, or is condensation present at multi-pane windows present?		
e. Permanent fixtures been removed or damaged?		
f. Any floor damage present?		

Description	OK	BAD
6. Plumbing		
a. Are all fixtures present and operational?		
b. Do all drains drain properly?		
c. Run water and look for leaks?		
d. Do the toilets flush properly?		
e. Is there hot water?		
7. Electrical		
a. Are the light fixtures present and operate?		
b. Do all switches & outlets operate & have cover plates?		
c. Are Smoke & CO Detectors present and operable?		
d. Does the doorbell operate?		
8. Heating & Cooling		
a. Is the thermostat operable and in good condition?		
b. Does the heating system operate?		
c. Does the AC system operate?		
9. Attic		
a. Are there any signs of leaks?		
b. Have any items been left in the attic?		
c. Are there signs of birds, insects and pest/rodents present?		
10. Kitchen		
a. Are all appliances present and operational?		
b. Is there any sign of water leakage near the refrigerator or dishwasher?		
c. Any damage present to cabinets or countertops?		
11. Other Concerns		
Other systems or items to check during your pre-closing review:		
Built-in Vacuum		
Sprinkler System		
Pool/Spa		
Wall & Window AC Systems		
Septic Inspection Certification		
Changed Names on Utilities Bills		



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PRE-CLOSING INSPECTION CHECKLIST

To Our Client: Use this document and the checklist on the other side to check the following items at the time of your pre-closing walk-through. The home should be in the same condition or better as it was at the time of the inspection. Record any changes in condition seen in the comments section of the document. Speak to your agent and attorney immediately if issues are discovered.

This area is for any notes or comments:

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 Gold Key Home Inspections, Inc. for guidance or to schedule a re-inspection.

"Your Personal Building Consultant for Life"

*** A conscientious effort has been made as to the accuracy of this material. Gold Key Home Inspections, Inc. nor the individual inspector will assume any liability for its use.*