

## PRE-CLOSING WALK-THROUGH CHECKLIST

This list will help you (the buyer) perform a final check on your new home and its components prior to closing your transaction. The walk-through provides the opportunity for, and is the responsibility of, the buyer to confirm that the property and all of its systems are in the condition represented by the sellers and the inspection report. Any repairs previously agreed upon should have been performed in a workman-like manner. Verify that major or safety related repairs were done by a qualified licensed contractor, and get copies of receipts and warranties for this work. Allow a minimum of one hour for this walk-through. Complete this form, keep the original for yourself, send copies to your agent and attorney, and fax a copy to our office within 15 days of the Pre-closing Walk-Through.

Date: \_\_\_\_\_ Buyer(s): \_\_\_\_\_ Agent: \_\_\_\_\_

Property Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Weather Conditions:  Dry  Rain  Recent Rain  Snow [\_\_\_\_]  Frost/Ice  Temp: \_\_\_\_\_°F

**Note: Never operate or test items you are not familiar with. Have Sellers and Agents present at the time of this walk-through.**

**Note: Outside air temp. must be 65 degrees or more to check A/C.**

- \_\_\_ Run air-conditioning and heating equipment to be sure units are cooling/heating properly.
- \_\_\_ Run washing machine and dryer through normal cycles, checking for leaks and unusual sounds.
- \_\_\_ Check all appliances: \_\_\_ Refrigerator(s)/Ice maker, \_\_\_ Disposal, \_\_\_ Dishwasher, \_\_\_ Oven/Range, \_\_\_ Microwave
- \_\_\_ Test hot and cold water at all fixtures. Operate showers, tubs, and toilets; check for leaks and damage.
- \_\_\_ Operate lawn sprinkler system / fountains / barbeques / outside heaters.
- \_\_\_ Operate light switches and fixtures. Test all accessible smoke detectors / carbon monoxide detectors.
- \_\_\_ Test all G.F.C.I. (Ground Fault Circuit Interrupt) outlets/breakers. (Trip G.F.C.I. test buttons.)
- \_\_\_ Operate burglar alarm / intercom / doorbells / radio or computer controlled devices / automatic garage doors.
- \_\_\_ Observe all areas of building(s) that may have been inaccessible during the original inspection due to storage of personal property or placement of furniture.
- \_\_\_ Operate pool/spa equipment, whirlpool tub, sauna and/or steam equipment.
- \_\_\_ Check for signs of roof, door, or window leaks that may have occurred between the time of original inspection and time of closing.
- \_\_\_ Check condition and operation of windows / doors / screens and screened enclosures.
- \_\_\_ Check basement / crawl space for excessive moisture and test any sump pump(s), if possible.

### EXTERIOR

- Roofing/Gutters
- Siding/Trim
- Windows/Doors
- Stairs/Railing
- Decks/Patios/Balconies
- Walkways
- Pool/Spa and Related Equipment
- Sprinkler System/Hoses/Faucets
- Air Conditioner Condensor Unit
- Garage Door/Opener/Safety Reverse
- Exterior Lighting/Pool Lighting
- Chimneys

### INTERIOR

- Plumbing(waterflow/drainage/hot&cold)
- Under sinks (leaks/damage)
- Toilets/Showers/Tubs/Whirlpools
- Sauna/Steam/Indoor Spa Areas/Equip.
- Cabinets/Countertops
- Doors/Windows(operate/check for leaks)
- Burglar Alarm/Intercom/Smoke Detectors
- Light Switches/Fixtures/Fans
- Floors/Walls/Ceilings
- Fireplaces
- Heating/AirCond/Central Vacuum
- Noticeable odors detected?

### KITCHEN/APPLIANCES

- Countertop/Cabinets
- CFCI Outlets
- Sinks/Faucets
- Disposal/Compactor
- Dishwasher (run through cycle)
- Ovens/Range/Clock/Timer
- Exhaust Fans
- Microwave
- Refrigerator/Freezer
- Icemaker/Dispenser
- Washing Machine (run through cycle)
- Dryer (run through cycle)

CLIENT ACKNOWLEDGES RECEIPT OF THIS CHECKLIST AND UNDERSTANDS THE IMPORTANCE OF CHECKING ALL ITEMS LISTED TO CONFIRM THAT EACH SYSTEM OR COMPONENT IS FUNCTIONAL WITH NO OBVIOUS SIGN OF DEFECT. CLIENT UNDERSTANDS THAT FAILURE TO COMPLETE THIS CHECKLIST AT THE FINAL WALK-THROUGH RELEASES CORNERSTONE HOME INSPECTION SERVICES FROM ANY FUTURE LIABILITY FOR ITEMS NOT CHECKED. ITEMS FOUND TO BE DEFECTIVE SHOULD BE BROUGHT TO THE ATTENTION OF YOUR ATTORNEY AND/OR REAL ESTATE AGENT FOR CONSIDERATION PRIOR TO THE CLOSE OF ESCROW. CORNERSTONE CAN ASSIST WITH THE COMPLETION OF THIS CHECKLIST AT THE FINAL WALK-THROUGH FOR AN ADDITIONAL FEE.

CLIENT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**FAX TO RON NIEGO:**  
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