

# Pre-Closing Walk-Thru Checklist

**Address** \_\_\_\_\_ **Walk-thru Date** \_\_\_\_\_

This checklist is a tool to help the buyer verify, prior to closing, that the home is conveying in operational condition. And that any repairs agreed to with the seller have been addressed. Not all items listed will apply. The seller has also received a copy so that everyone's expectations and goals are the same: **a smooth closing!**

As you know, the focus of the inspection was the function and safety of the home's major systems. And to help you understand how the home operates. Things can and do change in the home after the inspection. Depending on the issues that came up during the 2 to 4 hours the inspector was in the home, it may not have been possible to test every window, outlet or light fixture. Or they may have been behind seller's personal belongings. That's common and understandable. The walk-thru is your opportunity to double check those items if you wish.

**WHAT TO BRING:**  Purchase Agreement  Notepad  Camera  Inspection Report  Your Agent 😊

DESCRIPTION	OK	REQUIRES ATTENTION / NOTE
<b>REPAIRS / GENERAL</b>		
Have previously agreed repairs been completed?		
Receipts, warranties and/or guarantees provided for ↑?		
Keys available for all locks including interior/exterior doors, outside buildings, gates, sprinklers, etc.?		
Are all items that convey with the sale present?		
Have unwanted items and/ or debris been removed?		
<b>EXTERIOR</b>		
Are any windows/screens damaged/missing?		
New deterioration or damage to siding, doors, decks, patios, driveways, walkways? Doors and locks work?		
<b>GARAGE</b>		
Does door opener operate? Remote(s) available & work?		
Is there damage to walls, ceiling and/or floor that may not have been visible at time of inspection?		
<b>INTERIOR FLOOR, WALLS, CEILINGS, DOORS - Walk Thru Every Room</b>		
Previously noticed stains, if any, become larger?		
Floor condition? Understandably covered by seller belongings when you were last in home.		
Window and door latches and locks work?		

<b>PLUMBING (Kitchen, Baths, Laundry)</b>		
Are all fixtures present and operational? Hot water?		
Do all drains drain properly?		
Run water; check for leaks now that cabinets are empty.		
<b>ELECTRICAL</b>		
All fixtures present and working? Turn on and <b>off</b> . Inspector tests as many as possible but may not have tested 100%.		
Test outlets for functionality if you wish. Commonly not 100% observable during inspection due to seller belongings.		
Smoke & CO detectors (if applicable) present? Routinely not tested at inspection due to access and operational variations. Request manuals.		
Does doorbell work?		
<b>HEATING &amp; COOLING</b>		
Thermostats operational?		
Does heating system operate? (Do NOT test system if outdoor temp is <b>above</b> 75°. Could cause harm to the system.)		
Does AC system operate? (Do NOT test if outdoor temp is <b>below</b> 68°. Could cause harm to the system.)		
<b>ATTIC</b>		
Have sellers personal belongings been removed?		
Any new signs of bird, insects or rodents present?		
<b>KITCHEN</b>		
Refrigerator present and features working?		
Stove/range?		
Microwave?		
Dishwasher? <u>Suggestion</u> : start short cycle when you arrive.		
Garbage disposal (if applicable)?		
Do all appliances have knobs, handles, racks, etc.?		
Signs of mold or water damage? New or not visible at time of inspection?		
Signs of water leakage near refrigerator or dishwasher?		
Other:		

<b>LAUNDRY</b>		
Washer and/or dryer present and working? Turned on at inspection to confirm they powered up. But not run through full cycle due to operational variations and length of time a full cycle requires. Request manuals. <u>Suggestion</u> : start short cycle when you arrive.		
<b>BATHROOMS</b>		
Do toilets flush properly?		
Fill sinks and tubs. Do they drain properly?		
Towel bars, medicine cabinet and shower curtain all there?		
Signs of mold or water damage? New or not visible at time of inspection?		
Other:		
<b>LR, DR, BEDROOMS &amp; OTHER LIVING AREAS</b>		
Rods, drapes and/or window fixtures there?		
Flooring/carpeting as expected?		
Other:		
<b>OTHER - IF APPLICABLE</b>		
Security system operational?		
Built-in vacuum work? Hoses/equipment present?		
Wall & window AC systems - operational?		
Names changed on <b>utilities</b> ?		
Septic system pumped?		

*Best wishes to everyone with your plans! Compliments of*



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