

FINAL WALK-THROUGH PRE-CLOSING ✓ CHECKLIST

Please use our complimentary pre-closing checklist on your final walk-through of the property. There is a time period between our inspection and closing that varies with each property. Systems can fail at any time and defects can become visible under different viewing conditions (weather changes, belongings removed, etc.) We urge you to operate all systems prior to closing and check all areas that may have been hidden from view due to the occupant's belongings or other obstructions. Bring a couple of light bulbs to check inoperable light fixtures.

- ❑ Obtain all operational manuals, well/septic records, records of sale (disclosure statement, offer to purchase, and closing documents), warranties and receipts for recent repairs. Keep them in a file.
- ❑ Check the exterior. Pay particular attention to the roof, especially if there has been a storm since the inspection. Run the sprinklers if weather permits.
- ❑ Check all interior rooms. Check for moving damage if the homeowner moved out between the inspection and closing. Operate all windows and doors and check for broken thermal pane seals, loose hardware, etc. Check ceilings for water stains.
- ❑ Check counter tops and interiors of all drawers, cabinets, and closets.
- ❑ Check all areas that may have been inaccessible during the inspection due to personal storage, furniture, area rugs, etc. Check items we don't review such as cosmetic concerns, alarms, intercoms, and sound systems.
- ❑ Operate all system/appliances, sump pump and the garage, door. Obtain garage door transmitters.
- ❑ Do not operate air conditioners if the temperature is below 65 degrees. Check lights (bring a couple of extra light bulbs for testing).
- ❑ Run all faucets and toilets. Fill tubs and sinks. Check for leaks. Run whirlpool tubs.
- ❑ Check basement and/or crawl space. Look for active stains and leaks at walls, floors, and under and near plumbing.
- ❑ Check for signs of pests. Many homeowners do preventative pest control before taking occupancy. If possible, check inside the attic.
- ❑ Verify that the seller has correctly completed any promised repairs (look at receipts, permits, etc.)
- ❑ Verify that the seller has notified you of any changes in the condition of the property since the inspection.
- ❑ If you have not purchased a home warranty, ask your agent or check online and consider purchasing one.

If you find ANY problem with anything on the pre-closing checklist, contact your BPG Inspector immediately.

Thank you for allowing us to work with you. We wish you the very best in the future, and remember we are here for advice at any time. Whether it's counsel, a question about something that breaks, or suggestions on a remodeling project, feel free to give us a call. We want to be your inspectors for life.