



# Pre-Closing Inspection Form

Description	OK	Not OK	Description	OK	Not OK
<b>1. OVERALL</b>			<b>6. PLUMBING</b>		
A. Have previously agreed to repairs been completed?			A. Are all the fixtures present and do they function properly?		
B. Have warranties and/or guarantees been provided for the repairs?			B. Do the tubs, showers and basins drain properly?		
<b>2. BUILDING EXTERIOR</b>			C. Are there any new drain and/or faucet leaks?		
A. Is there water ponding or puddling near the building?			D. Do the toilets flush properly?		
<b>3. ROOF</b>			E. Is the water hot?		
A. Are there signs of leaks on interior ceilings?			<b>7. ELECTRICAL</b>		
B. Are there signs of gutters leaking or overflow?			A. Are the light fixtures present and do they work?		
C. Are all the downspouts properly attached?			B. Do the smoke detectors and carbon monoxide detectors work?		
D. Are downspouts discharging away from the foundation?			<b>8. HEATING &amp; COOLING</b>		
<b>4. GARAGE</b>			A. Does the thermostat operate the HVAC system?		
A. Does the door and opener operate properly and the safety reverse functioning?			<b>9. ATTIC</b>		
B. Is the opener remote control(s) available and functioning?			A. Are there signs of leaks or other damage?		
C. Is there damage to wall surfaces that was concealed at the time of the inspection?			B. Have any items been left in the attic?		
<b>5. FLOORS, WALLS &amp; CEILINGS</b>			C. Are there signs of birds, rodents or animals?		
A. Have previously noted stains become larger or are there new water stains?			<b>10. KITCHEN</b>		
B. Have previously noted cracks become larger or are there new interior cracks?			A. Are the appliance(s) present per contract and working?		
C. Are there any window panes or mirrors?			B. Is there any sign of water leakage or damage near the refrigerator, dishwasher, or clothes washer?		
D. Do any multi-pane windows have condensation or staining between the panes of glass?			<b>OTHER CONCERNS</b>		
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?					