



Homebuyer Pre-Closing Checklist

(Be sure to verify the acceptable condition of the following items prior to closing.
This checklist is not designed nor intended to take the place of a qualified home inspection)

EXTERIOR:

1 PLANTS, SOD, TREES & SHRUBS 2 DRIVEWAY (NO CHIPS, DEFECTS) 3 SIDEWALK (NO CHIPS, DEFECTS) 4 MAILBOX 5 BRICK (WEEPHOLES) 6 PORCH RAILING & HANDRAILS 7 RETAINING WALLS 8 TEST ELECTRICAL OUTLETS 9 TEST HOSEBIB CONNECTIONS 10 IS THE WATER METER SHUT-OFF VALVE ACCESSABLE AND CLEAN? 11 LOCATION OF PROPERTY LINES 12 ALL PAINTING IS COMPLETE & SATISFACTORY 13 NO EROSION ON PROPERTY 14 6" CLEARANCE FROM EARTH TO SIDING 15 CORNERBOARDS CAULKED TO BRICK, MASONRY OR STUCCO 16 NO DAMAGE TO GUTTERS AND DOWNSPOUTS (CLEANED OUT)	17 RIGHT OF WAY / EASEMENTS 18 SEWER CLEANOUTS 19 FOUNDATION DRAINS LOCATED FOR BASEMENT HOMES 20 AIR CONDITIONER CONDENSATION LINES (PRIMARY) 21 AIR CONDITIONER CONDENSATION LINES (SECONDARY) 22 AIR CONDITIONER EQUIPMENT IS LEVEL 23 SHINGLES NOT DAMAGED OR TORN 24 SHINGLES TRIMMED EVENLY AT EDGES 25 CORNICE, TRIM & FACIA MATERIAL 26 DOORBELL 27 DOOR THRESHOLDS (ADJUSTABLE?) 28 WINDOWS (BROKEN, MISSING SCREENS) 29 WILL WATER DRAIN CORRECTLY AWAY FROM THE PROPERTY? 30 ALL SIDING PENETRATIONS FOR TELEPHONE, CATV WIRES CAULKED 31 FLOODLIGHTS IN WORKING CONDITION	HAVE THE BUILDER OR A QUALIFIED INSPECTOR IDENTIFY ALL SAFETY SHUT-OFF DEVICES FOR THE FOLLOWING ITEMS: 32 GAS METER 33 WATER METER 34 ELECTRICAL DISCONNECT 35 FIRE SPRINKLER SYSTEMS 36 IRRIGATION SPRINKLER SYSTEMS 37 EXTERIOR FAUCET SHUT-OFFS DECKS 38 BOLTED TO HOME AND FLASHED 39 HAND RAILINGS TIGHT 40 STAIRS REST ON CONCRETE 41 MITERED CORNERS ARE NAILED SUFFICIENTLY 42 NO BOWED DECK PICKETTS
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INTERIOR: (CHECK THE FOLLOWING FOR EACH ROOM OF THE HOME)

WINDOWS / DOORS 1 PROPERLY ADJUSTED 2 NO SCRATCHED OR BROKEN GLASS 3 SCREENS INSTALLED 4 CAULKING FINISHED PROPERLY 5 CLEAN 6 DEADBOLTS FULLY THROW AND LOCK 7 SECURITY PREWIRE (IF INCLUDED) 8 DOORS LATCH AND FUNCTION PROPERLY 9 DOOR BUMPS ARE INSTALLED FLOORING 10 NO LOOSE OR SQUEEING FLOORS 11 NO STAINING OF CERAMIC TILE GROUT 12 NO CRACKED OR BROKEN TILES 13 NO DAMAGE TO HARDWOOD FLOORS 14 VINYL FLOORS INSTALLED WITH PATTERN SQUARED TO ROOM 15 NO CUTS, NICKS OR TEARS IN VINYL FLOORS CEILINGS 16 NO VISIBLE STAINS INDICATING POSSIBLE LEAKS OR PREVIOUS LEAKING 17 NO VISIBLE DRYWALL SEAMS OR NAILPOPS, TAPE BLISTERS, ETC.	CABINETRY 18 ALL DOORS ARE PROPERLY ALIGNED AND LEVELED 19 HARDWARE & KNOBS ARE TIGHT 20 NO DAMAGE TO SURFACE 21 COUNTERTOPS AND SIDE SPLASHES ARE CAULKED TO WALL SURFACES 22 NO DAMAGE, CHIPS OR SCRATCHES 23 OVERFLOW HOLES (IF PROVIDED) ARE CLEANED OUT AND NOT LEAKING (FILL WITH WATER THEN DRAIN) 24 NO SCRATCHES OR DAMAGE TO FIXTURES 25 COUNTERTOPS ARE PROPERLY SECURED TO THE CABINETS (PULL UP AT CORNERS SLIGHTLY TO CHECK) ELECTRICAL 26 TRIP & RESET ALL GFCI LABELED RECEPTACLES IN BATHROOM, KITCHEN, GARAGE, EXTERIOR & BASEMENT LOCATIONS 27 ELECTRICAL PANEL IS LABELED CLEARLY 28 OUTLETS & SWITCHES ARE PLUMB / LEVEL 29 NO BROKEN OR DAMAGED COVERS 30 CATV & TELEPHONE WIRE PLACEMENTS	ATTIC 31 CLEAR ACCESS & PATHWAY TO SERVICE AND PERFORM ROUTINE MAINTENANCE OF ALL MECHANICAL EQUIPMENT 32 FILTERS INSTALLED FOR HVAC UNITS 33 LIGHT (IF EQUIPMENT IS LOCATED INSIDE) 34 FLOORING IS ADEQUATE AND ACCESSIBLE WITHOUT CREATING A HAZARD FROM THE STAIRS 35 PULL DOWN STAIRS ARE FULLY NAILED OR SCREWED OFF INTO THE SIDES (SEE MANUFACTURE INSTALLATION INSTRUCTIONS IF PROVIDED) 36 HVAC FREON LINESET FOAM IS NOT TORN OR DAMAGED IN ANY WAY 37 CONDENSATION PANS ARE CLEAN AND FREE OF INSULATION OR OTHER DEBRIS 38 TRUSS CHORDS ARE NOT CRACKED OR BROKEN (IF YES, ASK FOR AN ENGINEER LETTER OF ACCEPTANCE FOR THE REPAIRS) 39 SWEEPED OUT / CLEAN WALKWAY
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BASEMENT / CRAWL SPACES:

- 1 SWEEP OUT
- 2 ALL LIGHTS WORKING
- 3 ALL SILL PLATES CAULKED
- 4 WINDOWS ADJUSTED
- 5 NO BROKEN WINDOWS
- 6 EXTERIOR DOOR ADJUSTMENTS
- 7 PITTING, CRACKING OF FLOOR
- 8 NO EXCESSIVELY BOWED OR WARPED FRAMING (IF UNFINISHED)
- 9 CRAWL SPACES INSULATED, CLEAN OF CONSTRUCTION DEBRIS, LIGHTED & PLASTIC ON GROUND

GARAGE / CARPORT:

- 1 SURFACES CLEANED
2 LIGHTING
3 GARAGE DOOR OPENERS
4 SECURITY PREWIRE (IF INCLUDED)
5 EXTERIOR DOOR ADJUSTMENTS
6 MECHANICAL FUNCTIONS (IF WATER HEATER / FURNACE INSTALLATIONS)
7 BREAKER PANEL (LABELED)
8 NO DAMAGE TO GARAGE DOOR PANELS

ADDITIONAL NOTES & OBSERVATIONS:[illegible]