

Before you close, you should check a few things.

During your home inspection or initial showing, components and conditions might have gone unseen due to furniture, floor coverings and storage. For this reason, it is strongly suggested that you complete a pre-closing walk-through to examine everything one last time, when the house and property are accessible and unobstructed.

This checklist is intended to assist you in performing this walk-through. Elements listed below should be observed and operated when appropriate. Special attention should be given to any element not previously inspected or those randomly evaluated (like windows and electrical outlets/switches). Should any variations from the inspection report be noted, or if there are any questions, contact your Home Inspector prior to closing. All open issues concerning the property should be resolved with the home seller prior to closing.

<p>Exterior of Building</p> <ul style="list-style-type: none"> ○ Roof(s) ○ Gutters/Downspouts ○ Siding ○ Deck(s)/Porch(es) ○ Stair(s)/Railing(s) ○ Storm(s)/Screen(s) ○ Site Elements ○ Other <p>Interior</p> <ul style="list-style-type: none"> ○ Smoke/Fire/CO Detectors (check/operate) ○ Water Stains/leakage ○ Settlement/Cracks ○ Damage/Finishes ○ Windows/Doors (operate) ○ Fireplace(s)/Stove(s) ○ Other <p>Basement/Crawl Space/Garage</p> <ul style="list-style-type: none"> ○ Walls (major cracks) ○ Water Penetration ○ Door(s) (check/operate) ○ Other <p>Kitchen</p> <ul style="list-style-type: none"> ○ Cabinetry/Counter ○ Fixtures/Plumbing (operate) ○ Appliances (operate all modes) ○ Appliance Information ○ Tilework/Floors ○ Other 	<p>Bathroom</p> <ul style="list-style-type: none"> ○ Fixtures/Plumbing (operate) ○ Leakage/Drain Blockage ○ Tilework/Floors ○ Other <p>Electric System</p> <ul style="list-style-type: none"> ○ Lighting (operate) ○ Fans (operate) ○ Other <p>Plumbing System</p> <ul style="list-style-type: none"> ○ Water (operate) ○ Leakage/Stains ○ Pressure/Drainage ○ Water Heater (verify operation) ○ Other <p>Heating/Cooling System(s)*</p> <ul style="list-style-type: none"> ○ System(s) (operate) ○ Individual Room Source (verify operation) ○ Supplemental System(s) (operate) ○ Other <p>Private Water/Sewage System(s)**</p> <ul style="list-style-type: none"> ○ Water (run 30+ minutes) ○ Water Analysis Results ○ Service record/Log ○ Flow/Field (observe) ○ Local Conditions (verify) ○ Other 	<p>Ancillary/Third party Services**</p> <ul style="list-style-type: none"> ○ Mold testing/Evaluation ○ Radon Screening ○ Material Analysis ○ Water/Soil Analysis ○ Geological review ○ Wood destroying Insects Report ○ Pool/Spa Inspection ○ Other <p>Additional Items**</p> <ul style="list-style-type: none"> ○ Owner Disclosure review ○ Contract Estimates ○ Municipal permits ○ Other <p style="text-align: center;"><i>Provided as a Service of</i></p> <div style="text-align: center;">  <p>ISLAND REALTY GROUP</p> <p>609.522.4999</p> </div> <div style="text-align: center; margin-top: 20px;">  </div>
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