

Extended Advice SM

Pre-Closing Checklist



Please use our complimentary pre-closing checklist on your final walkthrough 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 change, belongings removed, etc.) so we urge you to operate all systems prior to closing and check all areas that may have been hidden from view due to occupant belongings or other obstructions. Bring a couple of light bulbs to check inoperable light fixtures.

Item	☑	Comments
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 the records 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 all areas that may have been inaccessible during the inspection and due to personal storage, furniture, area rugs, etc.		
Operate all systems / appliances, sump pump and the garage door. Obtain door transmitters. Do not operate air conditioners if the temperature is below 65 degrees. Check lights (bring a couple of light bulbs).		
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 folks do preventative pest control before taking occupancy.		
If possible. check inside the attic.		
Verify the seller has correctly completed any promised repairs (look at receipts, permits, etc).		
Verify the seller has notified you of any changes in the condition of the property since the inspection.		
If you haven't purchased a home warranty, consider purchasing one from BPG.		

Once our client always our client. If you need additional information please call us at 1-800-285-3001.

- Home Inspections
- Home Warranty



Buyers Protection Group

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