

Florida Home Inspection Team Inc.

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PRE-CLOSING WALK-THROUGH CHECKLIST

During your home inspection, components and conditions might have gone unseen due to furniture, floor coverings and storage. Prior to closing (within 24 to 72 hours of closing), you should return to the property and conduct a pre-closing examination per your contract to reconfirm the condition of the property. You should assure yourself that the property and all the systems are in the same condition they were in when you went through the property at the time of your inspection, or have been modified as specified in the contract or other agreement. Any repairs previously agreed upon or recommended should have been performed in a workman-like manner. Verify that major repairs were done by a licensed and competent contractor, and obtain copies of all receipts and warranties for this work. Should any variations from the inspection report be noted, or if there are any questions, please contact our office prior to closing. You should plan on allowing a minimum of one hour for this walk-through. File your copy of this checklist with your inspection report and other closing documents.

GENERAL

- A. Have there been any major changes? YES NO
B. Have agreed upon repairs or replacements been done? YES NO

1. STRUCTURE / EXTERIOR

- A. Have there been any modifications? YES NO
B. Are there any new cracks? YES NO
C. Have previously noted cracks become larger? YES NO
D. Are the gutters clean and aligned? YES NO
E. Have any concrete slabs settled? YES NO
(i.e., driveway, walks, patio, etc) YES NO
F. Have the deck, steps, and stoops been damaged or deteriorated? YES NO

2. CRAWL SPACE

- A. Is the area dry? YES NO
B. Are there any new signs of water?

3. GARAGE

- A. Do the doors operate? YES NO
B. Does the automatic door operate and reverse properly? YES NO

4. INTERIOR

- A. Are there any new water stains? YES NO
B. Is there any new damage? YES NO
C. Are the floors in good condition? YES NO
D. Is the bath tile in good condition? YES NO
E. Are there any broken windows? YES NO
F. Are all handrails secure? YES NO

5. PLUMBING

- A. Do all the fixtures work? YES NO
B. Are there any drain or faucet leaks? YES NO
C. Do all water fixtures drain? YES NO
D. Is the water pressure good? YES NO
E. Is there hot water? YES NO
F. Are there new plumbing problems? YES NO

6. ELECTRICAL

- A. Do all the lights work? YES NO
B. Do all the outlets work? YES NO
C. Are there functioning smoke detectors? YES NO
D. Does the doorbell work? YES NO
E. Do the GFCI circuit function properly? YES NO

7. KITCHEN

- A. Do all the appliances work? YES NO
B. Have the cabinets, countertops, or floor been damaged? YES NO

8. HEATING AND COOLING (do not test AC if 65 degrees or below)

- A. Do the systems work? YES NO
B. Is the filter clean? YES NO
C. Is the filter properly installed? YES NO
D. Does the system cool and heat? YES NO

9. ROOF

- A. Does the roof leak? YES NO
B. Has the roof surface been damaged? YES NO

10. ATTIC

- A. Are there any signs of active leaks? YES NO

COMMENTS: _____

Date: _____ Performed By: _____