

Pre-Closing Checklist

We want to wish you
congratulations on the purchase of
your new home!



At Windy City Home Inspection, we strive to educate, not just inspect. We understand that the home buying process can be a stressful one, and it is our goal to be your inspector for life...that means even after your inspection has been completed. As your home inspector, we would advise that you use your final walkthrough to perform a detailed follow up examination of the property. Feel free to use the attached "Pre-Closing Checklist".

At the time Windy City performed your home inspection, your inspector checked a representative number of windows, doors, electrical outlets and switches in accordance with the ASHI Standards of Practice. If the home was occupied at the time of the inspection, there is a good possibility that belongings, storage, and furniture prevented the inspector getting a complete view of each room. This includes (but is not limited to) basements, bedrooms, cabinets in the kitchen, vanities in bathrooms and sinks, closets, garage spaces, attics and crawl spaces.

Your final walkthrough prior to closing is your last opportunity to confirm that everything is in proper/working order. Complete your walkthrough with your REALTOR, and confirm that everything included in your purchase contract is left in the home.

Appliances, unfortunately, can break between the time of your home inspection and when you finally go to closing, so we would recommend that you run all appliances during your walkthrough. Severe weather may also occur during that period, which could cause or create issues that were not present at the time of your original inspection. For example, heavy rains and or hail can cause damage to siding, gutters, downspouts, and possibly the roof area.

Since the home will be vacant for the final walkthrough, we suggest that you bring the following items with you so you can test various items in the home:

- A small electrical appliance (like a lamp) to test outlets
- Light bulbs to check light fixtures in the home
- If there is a washer/dryer present, bring laundry soap and a small load of kitchen towels to test the washer/dryer.
- Dishwasher detergent and a used coffee cup or plate to test the dishwasher
- Toilet paper - just in case you are there for too long!

You can also use the attached checklist which includes several items that we encourage you to examine. We hope that this is helpful, as we want to be your home inspector for life. If you ever have questions (even if it is 5 years down the road), we are happy to answer them. You can call us anytime at 847.926.HOME (4663) or email us at office@windycityhome.com

CONGRATULATIONS ON YOUR NEW HOME!

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GENERAL

- Have all of the previously agreed upon repairs been completed by the seller?
- Have warranties and/or receipts been provided for the repairs done by the seller?
- Is the house "broom clean"? (Check attic and basement)
- Do you have all the required documents for closing? (Personal check, ID, etc.)

EXTERIOR

- Are any window screens missing or damaged?
- Is there any new damage to doors, decks, siding, etc.?

ROOF AND GUTTERS

- Are there signs of leaks or roof damage?
- Are all gutters and downspouts properly attached?
- Are splash blocks or proper drainage installed under all the gutters?

GARAGE

- Does the garage door opener operate properly?
- Are the opener remote controls available and functioning?
- Is there any damage to the walls or doors that may have been previously concealed?
- Are there any mud tubes around the interior foundation walls?

INTERIOR

- Are there any new water stains or interior damage?
- Do all the windows and doors operate properly?
- Is there any new damage to the walls that may have been concealed?

PLUMBING AND SEPTIC

- Are all fixtures present and do they function properly?
- Is the hot water hot?
- Are there any new or previously undiscovered leaks?
- If applicable, has the septic system been pumped if requested? (If so, ask for a receipt)

ELECTRICAL

- Are all light fixtures present and do they work?
- Do all the switches and outlets work?
- Are smoke detectors installed where required and do they work?

HEATING AND COOLING

- Does the thermostat operate correctly?
- Does the heating and/or cooling system work?

KITCHEN AND LAUNDRY

- Are all included appliances present and working?
- If the refrigerator has been taken, is there any damage to the flooring or wall?