



## **Please Feel Free To Use Our "Pre-Closing Checklist"**

Our goal at Zuehlke Inspection Service, LLC. is to inform our clients to the best of our ability at the time of the home inspection and beyond. We also strongly encourage our clients to be thorough with their final walk-thru inspections - almost as if they had never had a home inspection done at all. We want you to be happy with your new home from the moment you close and take possession!

During your home inspection with Zuehlke Inspections, a representative number of windows, doors, electrical outlets and switches were checked by the inspector according to the Wisconsin Home Inspection Standards of Practice. In situations where the home is occupied during the home inspection, often times there is clutter, stored items, and furniture that will or have obstructed the home inspector's full view of an area. This includes (but is not limited to) basements, bedrooms, vanities in bathrooms and sinks, closets, garage spaces, attics and crawl spaces.

Your final walk-thru before closing is your last opportunity to confirm that everything operates as intended. With your Real Estate Agent, confirm that everything included in your purchase contract is left in the home. So, your final walk-thru is not to be taken lightly.

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 walk through.

Severe weather may also occur during that interim period of time that may cause or create issues that were not present at the time of your original home inspection. For example, heavy rains and or hail causing damage to siding, gutters, downspouts and possibly the roof area.

Because the home will be vacant at the time of your final walk-thru, we suggest that you bring the following items with you so you can more readily test various items in the home:

Bring a small electrical appliance (i.e. a lamp) for testing the outlets, Light bulbs for checking fixtures in the home If washer and dryer are contracted bring laundry soap (and kitchen towels to wash) in order to test the washer/dryer, Dishwashing soap and a used coffee cup or plate.

We have also provided a check list of several things we recommend checking located on the following page. We hope that this is helpful as our goal is to provide the best services to our clients BEFORE...DURING...AND... AFTER your home inspection. If there is ever anything we can do to help you and or answer questions as you live in your new home, we always welcome your calls! So keep our number handy...608-931-7485!

**Congratulations on the purchase of your new home!!!**

## **GENERAL**

- Have all 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?

## **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 downspout leaders or proper drainage installed under all the gutters?

## **GARAGE**

- Does the garage door and 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 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?