

PRE-CLOSING WALK THROUGH:

We recommend you attend a pre-closing walk-through of the home. The walk-through prior to closing is the time for you to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. You should inspect the home thoroughly during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Blue Line Home Inspections, LLC of all responsibility. The client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through of your new house:

1. Confirm the HVAC system works and produces warm and cool air. The cooling system should not be checked if the outside temperature is below 60 degrees. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks under the sinks and at the water heater. Confirm hot water is present.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior wood destroying insect infestation treatments and warranties that may be transferable.
10. Read the seller's disclosure.

Sincerely,
Corey Lambrecht
Blue Line Home Inspections LLC
www.Inspections.BLUE