



LookSmart Home Inspections Pre-closing Inspection Form

2 Liberty Place, Rockaway, New Jersey 07866

LookSmarthomeinspections.com

973-407-9621

Outstanding Issues from Prior Inspection

Have all of the areas that the home inspector could not see on the visual home inspection been made visible and accessible and professionally inspected?	Yes	No	N/A
Has the seller answered all of your questions and concerns?	Yes	No	N/A
If there was evidence of water in the basement, have you received a written statement from the seller about frequency of occurrence and severity?	Yes	No	N/A
Have you followed the recommendations, if any, of the home inspector to get specific components, systems, and areas evaluated by specialists?	Yes	No	N/A
Did the home inspector answer all of your questions and concerns?	Yes	No	N/A
Have the sellers provided any warranties on any components, systems, or structural areas that required repair?	Yes	No	N/A
Have the repairs been professionally completed? Can the seller supply contractor information and licensing if required?	Yes	No	N/A
Have you had all recommended additional inspections and destructive and invasive testing performed? (If not, you are taking open-ended risks.)	Yes	No	N/A
Has all termite damage been professionally repaired?	Yes	No	N/A
Has all electrical work been performed by an NJ state-licensed electrician?	Yes	No	N/A

Grounds/Exterior

Has the seller provided written documentation about the age of the roof?	Yes	No	N/A
Are the exterior windows and window trims in good condition?	Yes	No	N/A
Are the gutters and downspouts in good condition?	Yes	No	N/A
Has the exterior grading been sloped away from the foundation walls?	Yes	No	N/A
Have measures been taken to shed water from the exterior of the home?	Yes	No	N/A
Are the garage doors functional?	Yes	No	N/A
Are the automatic garage door openers operating?	Yes	No	N/A
Do the garage door reversing devices function?	Yes	No	N/A
Is the deck in good condition?	Yes	No	N/A
Have all deck repairs, corrections or replacements been performed?	Yes	No	N/A
Did you receive the termite treatment warranty if the home was previously treated by the seller?	Yes	No	N/A

Interior

Did you determine the cause of any stains in the interior and did the seller take the required corrective actions to stop the water leakage?	Yes	No	N/A
Has any damage to the walls and the ceilings been repaired?	Yes	No	N/A
Do the windows operate?	Yes	No	N/A
Have the windows with broken seals been replaced?	Yes	No	N/A
Are all interior features and permanent items still present?	Yes	No	N/A
Has all damaged glass been replaced?	Yes	No	N/A
Are the interior doors functional?	Yes	No	N/A
Are the entry doors in good condition and operational?	Yes	No	N/A
Is the basement dry?	Yes	No	N/A

Electrical

Are all of the fixtures that are part of the transaction present?	Yes	No	N/A
Do all of the light switches and permanent lights operate?	Yes	No	N/A
Does the main service panel (exterior) look free from damage?	Yes	No	N/A

Plumbing

Do all of the sink and tub faucets have adequate hot and cold water flow?	Yes	No	N/A
Is the hot water temperature adequate?	Yes	No	N/A
Are the plumbing fixtures in good condition?	Yes	No	N/A
Are the sinks, tubs and showers draining properly?	Yes	No	N/A

Heating/Cooling

Do the furnaces or boilers operate when the thermostat calls for heat?	Yes	No	N/A
Is the air conditioner operational? (NOTE: Do not run the air conditioner if temperatures were below 65°F during the prior 24 hours—you could damage the unit).	Yes	No	N/A
Is the heat distribution system working properly (eg, radiators get hot, registers discharge warm air)?	Yes	No	N/A

Kitchen

Does the dishwasher run?	Yes	No	N/A
Are the range burners or elements operational?	Yes	No	N/A
Do the drawers and cabinets open and close?	Yes	No	N/A
Are the disposal unit and the instant hot water maker functional (if the kitchen is so equipped)?	Yes	No	N/A

Have the Following Additional Inspections Been Performed, if Recommended?

Detection of a hidden oil tank	Yes	No	N/A
Detection of lead paint	Yes	No	N/A
Detection of asbestos	Yes	No	N/A
Function of the septic system	Yes	No	N/A
Testing of water quality, water pressure, and water volume for private wells	Yes	No	N/A
Pool inspection	Yes	No	N/A
Mold detection/remediation	Yes	No	N/A