

Final Walk-Through Checklist

The final walk-through gives homebuyers an opportunity to **inspect** a property **before** closing on the sale of a property.

During the walk-through, buyers can determine if the repair work they requested in the sales agreement has been completed. They can also **confirm** that the **condition** of the property has not deteriorated since last seen.

Because the walk-through takes place only a few days or even hours before closing, it's easy for excited homebuyers to skip taking another **careful look** at the property. However, being thorough during these final steps can save buyers from unexpected headaches and expense.

Bring this checklist and a copy of your sales agreement to the walk-through to keep you on track. Be sure to **discuss** any issues you discover with your agent before closing.

First thing to do when you enter the house is to run the washing machine, dryer and dishwasher thru a short cycle. This way when you are done with all the items on the checklist they should have turned off. Make sure to look for leaks around and below the washers.

Ensure that requested repairs have been made		
Have all the repairs you requested in your sales agreement been made?	Yes	No
Do you have all warranties and/or bills for repairs made?	Yes	No
Notes:		

Check for items you purchased with the house		
Drapes	Yes	No
Appliances	Yes	No
Lighting	Yes	No
Furnishings	Yes	No
Hot tub or sauna	Yes	No
Play structures	Yes	No
Remote control devices for ceiling fans, alarms, garage doors	Yes	No

Owner's manuals for appliances and home systems (air conditioning, heating, fireplace units, alarm systems, etc.)	Yes	No
Other:	Yes	No
Notes:		

Check window and doors		
Do the doors open and close properly?	Yes	No
Do the windows open and close properly?	Yes	No
Do the windows latch?	Yes	No
Are any windows missing screens?	Yes	No
Are there any missing storm windows?	Yes	No
Is there condensation in double-paned windows?	Yes	No
Are there any broken windows?	Yes	No
Notes:		

Check for mold and water damage		
Do the windows have signs of mold?	Yes	No
Are there signs of mold or water damage under the kitchen sink?	Yes	No
Are there signs of mold or water damage in the bathroom?	Yes	No
Are there signs of mold or water damage around the refrigerator area?	Yes	No
Are there signs of mold or water damage around the washer/dryer area?	Yes	No
Are there signs of mold or water damage around the water heater?	Yes	No
Notes:		

Check appliances and systems

Start the dishwasher when you come in. Can it complete its cycle?	Yes	No
Test the air conditioner. Does the thermostat work? Does the system blow cool air?	Yes	No
Test the heating system work. Does it get hot?	Yes	No
Flip on overhead fans. Do they work?	Yes	No
Test the water heater. Is the water from faucets hot?	Yes	No
Does the doorbell work?	Yes	No
Does the alarm work?	Yes	No
Does the intercom work?	Yes	No
Does the garage door open and close smoothly and quietly?	Yes	No
Does the washer work?	Yes	No
Does the dryer work?	Yes	No
Does the stove work (check all burners and oven)?	Yes	No
Does the built-in microwave oven work?	Yes	No
Does the damper in the fireplace work?	Yes	No
Does the gas come on in the gas fireplace?	Yes	No
Does the fan work in the gas fireplace?	Yes	No

Notes:

Check interior floors, walls, and ceilings

Are there water stains on the ceiling (especially below bathrooms)?	Yes	No
Have any walls been damaged by movers?	Yes	No
Are handrails in stairways secured?	Yes	No
Have floors been damaged by movers?	Yes	No
Have the floors been damaged by pets?	Yes	No

Notes:

Check for leaks and plumbing problems

Flush all toilets. Do they run, empty slowly, or leak?	Yes	No
Check all faucets. Do they leak?	Yes	No
Fill the sinks. Do they drain properly?	Yes	No
Fill the tubs. Do they drain properly?	Yes	No
Do the overflows on the tubs work?	Yes	No
Do the tub jets work? (spa tubs only)?	Yes	No
Turn on all showers. Do they drain properly?	Yes	No
Look under sinks. Any leaks:	Yes	No
Check the basement. Look at the floor, walls, and any exposed plumbing. Are there signs of leaks?	Yes	No

Notes:

Check electric

Turn on all lights. Do they work?	Yes	No
Check plate covers. Are they damaged or missing?	Yes	No
Check the kitchen and bathroom outlets. Are there GFCI outlets next to the sinks and other water sources?	Yes	No
Inspect the circuit breaker box. Are all the circuits labeled?	Yes	No

Check exterior

Is the landscape as you expected it?	Yes	No
Turn on the sprinklers. Do they work?	Yes	No

Notes:

Check attic and other storage places		
Is it empty?	Yes	No
Do you see signs of pests?	Yes	No
Notes:		

Check for cleanliness		
Is the property clean overall?	Yes	No
Is all personal property not included in the sale removed?	Yes	No
Are there signs of bug infestations?	Yes	No
Is all debris removed?	Yes	No
Notes:		
Notes:		
<p>Note: Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your physical inspector did not find signs of mold or water damage, you should look for these during the final walk-through.</p>		

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