



# Final Walk Through Checklist

## Have You Called Your Inspector For A Walk-Through?

### First Things First

- Are all items that remain with the sale present?  
*(Appliances, Light Fixtures, etc.)*
- Have unwanted items been removed?
- Have garbage and construction debris been removed?
- Is there any damage to floors or walls caused by movers or others?
- Is the property clean?
- Check basement and crawl for water issues
- Do you smell gas anywhere in the home?

### Tools To Bring

- Contract for Purchase of the Property
- Seller's Disclosure
- Inspection Report/Summary
- Your Real Estate Agent
- Notepad
- Camera
- Flashlight
- Consider Basic Handtools and Ladder
- \_\_\_\_\_

### Repairs

- Have requested repairs been completed?
- Were the repairs done correctly?
- Have you been provided with any permits or receipts for proof of work/repairs done?

### Check The Appliances

Each appliance should be in good working condition or to contract terms. Are they the same appliance from the inspection?

- Stove/Oven
- Garbage Disposal
- Refrigerator/Freezer
- Dishwasher
- Microwave
- Washing Machine/Clothes Dryer
- \_\_\_\_\_

### Check Systems

Check the following systems for functionality

- HVAC(s)
- Garage Door Opener(s)
- Doorbell(s)
- Security System
- Whole House Vacuum
- Plumbing
- Electrical

### Kitchen

- Any signs of Mold or water damage?
- All appliances in working order?

### Windows & Doors

- Are all latches and locks functional?
- Are there any broken windows, missing screens, or other issues?

– Don't Forget the Back Page! –





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## Bathrooms - Plumbing

- Are there any signs of mold or water damage?
- Flush the toilets, are they running and functional?
- Turn on all of the faucets, do any leak? Check under the cabinets for leaks.
- Fill all the sinks and make sure they all fill and drain properly. (Don't forget the utility sink)
- Is Water Heater working and in good condition?

## Electricity

- Turn all lights on and off.
- Check electrical plate covers. They need to be damage free.
- Circuit breakers and GFCIs, do they work properly?
- Electrical panel, does it look to be in the same condition or better than the inspection?

## Exterior - Outside

- Are all the shrubs intact/good condition?
- Does the irrigation/sprinkler system work?
- Check exterior GFCIs.

## Safety Items

- Test all smoke and carbon monoxide detectors, confirm they are in good working condition.
- Run any gas fireplaces if possible.
- Ask for and collect all remote controls, garage door openers, keys, codes, etc.

## Things to Consider

- Has a full inspection been completed?
- Should you have a walk through inspection with your original inspector?
- Do you need any other specialty inspections or follow up?
- Be sure to inspect areas that were restricted at the time of the inspection.
- Ask seller about anything that might not have been covered by the inspection or has changed since the inspection.
- Ask seller about any pest and infestation treatment.
- Ask if any warranties may be transferable.

## Handy Tips

- Take a cell phone and charger with you. It's a handy and fast way to confirm if outlets are working as you plug the charger in at each one.
- Budget for a locksmith to change all locks **after** closing and be sure to change any codes to enter the property at the same time. This is a big safety item!
- The cooling system should **NOT** be checked if the temperature is below 60° or if the temperature was or will be below freezing within 48hrs. The system can be accidentally damaged.
- Heat pumps should **NOT** be operated if it is over 75°. The system can be accidentally damaged.
- Take pictures of any concern and forward or bring to closing.
- Document everything.

– Don't Forget the Front Page! –

This is an abbreviated list, other items may need to be added to be completed that are not mentioned.

