

Pre-Closing Final Walk-Through Checklist

Two to three days prior to your closing, you should conduct a Final Walk Through of your new home with your Realtor. At this time, you can verify that the sellers have left the home in the agreed upon condition and no new issues have arisen such as plumbing leaks, damage during move out and all major systems are still functional. Issues may have been obscured due to personal belongings during inspections. This process should take around an hour to complete and may be your last chance to address issues with the sellers prior to closing on your new home.

General Condition

- Have there been any major changes?
- Any new defects present that may have been hidden due to owners' personal belongings?
- Have all personal belongings and debris been removed, don't miss the attic and crawl space?
- Is there any damage to the floors or walls caused by movers?
- Has the property been properly cleaned?

Kitchen

- Are agreed upon appliances present (test for proper operation)?
- Any damage to floors or walls due to appliances being removed?
- Any leaks at dishwasher or under kitchen sink?

Bathrooms

- Are the toilets functional (flush and check behind toilets for leaks)?
- Are all fixtures working and draining properly (run water at all tubs, showers, and sinks)?
- Is there hot water at all fixtures?

Electrical

- Are all lights and outlets in working order?
- Is the electrical panel accessible and no visible signs of changes (locks removed)?
- Are all smoke and carbon monoxide detectors present?

Heating and Cooling

NOTE: Not recommended to test AC if the temperature has been below 60 degrees in the past 12 hours. Heat pumps should not be tested if temperature is over 65 degrees.

- Does the thermostat operate properly?
- Is the heating system operating properly?
- Is the cooling system operating properly?
- Is the filter clean and properly installed?

Exterior Components

- Is there any loose or damaged siding or trim?
- Any damaged or broken glass or screens at windows?
- Is there any damage to doors or door frames due to move out?
- Are the keys available and have you scheduled a locksmith to change locks?
- Any new or hidden damage found at siding and trim work?
- Any new cracks or movement noted at foundation?

Roof and Gutters

- Any roof or flashing damage present?
- Are the gutters and downspouts aligned and clean?

Garage

- Is the garage door operating properly with no signs of new damage?
- Any damage to walls or ceiling?

Sellers Repairs

- Have all agreed upon repairs been completed?
- Do you have all receipts for agreed upon repairs?

Crawl Space and Attic

- Any signs of new plumbing or roof leaks?
- Are the areas dry, any signs of ground water present?
- Any signs of pest or rodent intrusion?