

FINAL WALK-THROUGH INSPECTION CHECKLIST

There are two main purposes of the final walk-through. First, you want to make sure that everything that was agreed upon with the seller has been taken care of. Second you want to check that the home is in the same condition it was when you signed the contract for purchase of the home. During the process of moving out or completing necessary repairs prior to moving, it is possible that damage has occurred or that appliances are no longer working properly. All appliances should be functioning. The below checklist should aid you in assuring that your final walk-through is as productive as possible.

If Home Was Previously Occupied:

- Carefully check areas that were previously concealed by rugs, drapes, and furniture for damages that could have been covered.
- Obtain copies of warranties.
- Inquire about utility bills to ensure that they have been paid, or service has been transferred.

Lights

- Check all overhead lights and fans to make sure they are working.
- Check lights under or over the kitchen cabinets if any.
- Check lights in all closets.
- Check lights in refrigerator/freezer.

Walls/Painting

- If any rooms were agreed to be repainted check paintjob carefully, especially in new construction. Look for smudges, drips, and other carelessness.
- Make sure you have extra paint on hand or you know the specific colors used should you need more paint in the future.
- Check woodwork carefully around windows to make sure glass is free of paint splatter.

Floors

- Check for any nicks, gouges, or scratches in flooring.

Doors

- Make sure all open and close properly.
- If the unit was previously occupied, check door frames for any damage that may have occurred during the move out process.

Windows

- Check to see that they open and close properly and that the seals are not broken.

Bathroom

- Check all doors and drawers to see that they open and close completely.
- Check for nicks/markings on all cabinets and drawers.
- Check to see that shower door opens and shuts.
- Check faucets and jets in Jacuzzi, sinks, and shower, and make sure that both hot and cold water are working.

- Check under sink for leaks.
- Test floors; if they are heated.
- Flush toilet (actually put something in it to be sure it works), and make sure it doesn't run.
- Check backsplash, countertops, and floor for any nicks/gauges.

Kitchen

- Test hot and cold water to make sure faucet is working, and check under sink for leaks.
- Check all kitchen cabinets, drawers, and island cabinets to make sure they open and close properly. Also be sure that nothing has been left by the previous owner.
- Check refrigerator: see that it's working, and that water/ice dispenser works (if applicable).
- Check burners on stove to see that they all function.
- Check countertops/backsplash for nicks/gauges.
- Check dishwasher. Run to check for any leaks/problems.
- Run garbage disposal.
- Make sure microwave door opens and closes properly and that it functions.

Miscellaneous

- Check all locks and garage door openers.
- Open and close any balcony/patio doors.
- Check washer/dryer hookups, and make sure both units are functioning.
- Make sure fireplace is working and you know how to use it.
- Check to make sure both heating and air-conditioning are working.
- If seller agreed to include any furnishings or other items, make sure they are present and in the condition agreed upon.
- Check doorbell.
- Make sure intercom works and you know how to use it.

Remember to Make Sure You Receive All of the Following on Closing Day:

1. Keys, padlock combinations, garage door openers, remote switches.
2. Codes to security system.
3. Owner's manuals for all appliances.