



FINAL WALKTHROUGH CHECKLIST

Courtesy of Clever Real Estate

A final walkthrough is your last chance to inspect the property before closing. Use this checklist to ensure everything is in order.

What to Bring With You

- Purchase agreement
- Inspection report
- Phone + charger
- Flashlight
- Painter's tape
- Your real estate agent

Interior and Exterior (General)

General Interior:

- Confirm all repairs have been completed
- Home is clean and free from possessions
- No additional damage from seller moving out
- Walls, floors, ceilings intact
- Secure stairs and railing
- Smoke and CO detectors in working condition
- Light switches work
- Doors and windows open and close smoothly
- Windows latch and doors lock
- Outlets provide adequate electricity
- Appliances are functioning properly
- Faucets provide hot and cold water
- No mold or water staining
- Ensure all included items are present (e.g., appliances, fixtures)

Exterior & Yard:

- Siding, foundation, and brickwork are free from damage
- Trim in good condition
- Window screens intact
- Gutters and downspouts are clear, don't sag or leak
- Deck is free from damage
- Exterior outlets are grounded
- Yard and driveway free of debris
- Sprinkler system (if applicable) is working
- Exterior lights are functioning
- No signs of pests

Kitchen

- Test the stove and oven
- Refrigerator and freezer maintain temperature
- Dishwasher cycles properly and drains
- Garbage disposal works and doesn't clog
- Exhaust fan and oven hood work
- All cabinet drawers/doors open and close
- Kitchen sink drains and doesn't leak

Bathrooms

- Toilets flush, don't run, and are sealed properly
- Showers and tubs drain properly and don't leak
- Shower water has sufficient pressure
- No leaks behind tubs or showers
- Working faucets and handles
- Bathroom vent fan is running and not blocked
- Outlets are GFCI
- No mold around tubs, toilets, or vents

HVAC, mechanical & home systems

- Heat and AC work properly
- Thermostats are responsive
- Water heater is operational
- Circuit breakers are all labeled
- Garage doors and remotes work
- Washer and dryer are operational
- Attic, basements, and crawl spaces are free from moisture

Documentation

- Verify all necessary paperwork is complete
- Obtain contact information for utilities/HOA
- Confirm location of any extra keys and access codes

Addressing Issues

If you find any issues during the final walkthrough:

- **Document everything:** Take photos and detailed notes.
- **Communicate with your agent:** Inform them immediately about the problems.
- **Negotiate a solution:** Work with the seller to resolve the issues before closing. This might involve repairs, a price reduction, or other concessions.
- **Consider postponing closing:** If the issues are significant and cannot be resolved quickly, it may be necessary to delay the closing until they are addressed.

Important Note: Do not close on the property until all agreed-upon repairs are completed to your satisfaction.

Next Steps

Following the final walkthrough, if everything checks out, proceed with closing! Remember to review all closing documents carefully before signing.