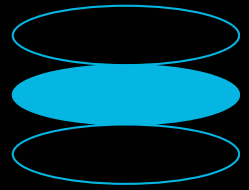


FINAL WALKTHROUGH CHECKLIST

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.