

Final Walkthrough Checklist

For standard (resale) home purchases — your last chance to verify before you sign.

Property: _____ Walkthrough date: _____ Closing date: _____ Buyer's agent: _____

Remember: The walkthrough is a verification visit, not a second inspection. You're confirming the home is in the same condition as when you went under contract, agreed-upon repairs are done, and nothing's missing. Plan for 30-60 minutes. Schedule as close to closing as possible — ideally the morning of, or the day before.

1 Before You Walk In — What to Bring

- Home inspection report with photos (your baseline for comparison)
- Purchase agreement and any repair addendums
- Fully charged phone for photos and video documentation
- Outlet tester (around \$5 at any hardware store) to check GFCI outlets and grounding
- Measuring tape if your contract specifies fixtures or dimensions
- Your buyer's agent — their trained eye catches things you'll miss
- Confirm with your agent that utilities are still on (no power = no walkthrough)

2 Exterior & Yard

- Walk the foundation perimeter — flag any new cracks, especially horizontal ones (**\$2,250-\$7,100 to seal**)
- Confirm drainage slopes away from the house; standing water near the foundation is a red flag
- Check the roof from ground level for missing shingles, sagging ridgelines, debris-filled gutters (**\$394-\$1,962 typical repair**)
- Inspect siding, exterior lighting, and outdoor outlets
- Look for trees with rot, dead limbs, or leaning — especially close to the house
- Pro tip:* Sprinkler heads protruding above the ground can signal foundation settling
- Confirm fences, gates, sheds, and any other structures listed in the contract are present and intact
- Check that any agreed-upon yard cleanup (debris, brush, junk) was completed

3 Kitchen & Appliances

- Confirm every appliance listed in the contract is present (and is the same one you bought)
- If contract specifies brands/models for high-end appliances, verify serial numbers match
- Turn on every burner on the stove; test the oven
- Run the dishwasher through a cycle and check underneath for leaks
- Test the garbage disposal, ice maker, and range hood ventilation
- Open the refrigerator and confirm it's cooling properly
- Check behind and under appliances for disconnected utilities or water damage
- Open and close all cabinets and drawers; verify hardware is intact
- If propane or oil heat: verify tank levels and confirm account transfer is underway

4 Bathrooms

- Check around toilet bases, under sink cabinets, and tub/shower corners for mold, discoloration, or soft spots (**\$500-\$1,000 small / \$10K-\$30K whole-house**)
- Pro tip:* Sit on each toilet — if it wobbles, the wax seal or flange may be compromised
- Run every shower; verify hot water reaches a comfortable temperature within a reasonable time
- Run the shower, sink, and toilet at the same time to test pressure and drainage under load
- Test exhaust fans in every bathroom
- Check that all towel bars, shower doors, and mirrors are intact
- Verify GFCI outlets near sinks function (use your outlet tester)

5 Living Areas, Bedrooms & Closets

- Inspect walls where furniture and artwork were previously placed — staging covers a lot
- Test every window for smooth operation; confirm screens are present

- Check that doors open and close without sticking; feel along edges for rough spots
- Use your outlet tester in every room, especially near outlets that look freshly painted over
- Confirm any built-in storage, shelving, or closet systems mentioned in the contract are intact
- Test ceiling fans and light fixtures in every room
- Check flooring for new scratches, stains, or buckling not present at inspection
- Confirm window treatments listed in the contract (blinds, shades, drapes) are still there

6 Basement, Attic & Garage

- Basement: check for visible moisture, water stains, or efflorescence (white mineral deposits)
- Test the sump pump if there is one
- Attic: look for signs of roof leaks, pest evidence, or insulation disturbance
- Garage: test the door opener and verify the safety auto-reverse (place an object in the door's path)
- Look for soft spots in flooring above basement areas — a small sink can mean major water damage below
- Confirm no personal property or trash has been left behind

7 Mechanical Systems

- Run the heating and cooling systems for several minutes; listen for grinding, banging, or whining (**\$150-\$2,000+ for repairs**)
- Confirm the water heater is producing hot water
- Verify the electrical panel is accessible and breakers are labeled
- Locate the main water shut-off valve; confirm it's accessible (critical for emergencies)
- Check the HVAC filter condition as a proxy for maintenance habits
- Test smoke detectors and carbon monoxide detectors

8 Smart Home & Utilities

- Confirm smart thermostats, doorbells, cameras, and locks are reset to factory defaults or transferred to you
- Verify electricity and gas accounts will transfer to your name effective at closing
- For well, septic, propane, or oil: confirm service contacts and tank fill levels meet contract terms
- Grab model and serial numbers off HVAC, water heater, and sump pump for warranty registration
- Collect garage door openers, mailbox keys, and any code/PIN access information
- Confirm the seller has fully vacated and removed all personal property

9 Triage — How Bad Is It?

Issue	Cost range	Triage
Bathroom mold (small area)	\$500-\$1,000	NEGOTIATE CREDIT
Whole-house mold	\$10,000-\$30,000	MUST-FIX / DELAY
Air duct mold removal	\$600-\$2,000	NEGOTIATE CREDIT
HVAC not working	\$150-\$7,000+	MUST-FIX / DELAY
Active water leak	\$2-\$30 / sq ft	MUST-FIX / DELAY
Roof repair (minor)	\$350-\$1,250	NEGOTIATE CREDIT
Foundation sealing	\$2,250-\$7,100	NEGOTIATE CREDIT
Cosmetic damage under \$500	—	HANDLE POST-CLOSE

10 If You Find a Problem — Action Plan

- Document with photos and video immediately, from multiple angles (timestamps matter)
- Compare to your inspection report photos — new damage gives you leverage; pre-existing issues don't
- Contact your agent before agreeing to anything
- For significant issues, send formal written notice to the seller's agent (not just a text)
- Don't close until the resolution is documented in writing as part of the closing paperwork

Delay closing

Strongest move. Puts the seller on notice. Requires flexibility and may affect your rate lock.

Escrow holdback

Seller deposits 1.5x repair cost; funds release when work is done. Closes on schedule.

Seller credit

Cash concession at closing. Simplest, but you're estimating costs without a full assessment.

Walk away

Last resort for deal-breakers. Depends on your contract terms and remaining contingencies.

Never accept these:

- Verbal promises that something will be fixed "next week"
- Venmo, Cash App, or any informal cash transfer for repairs
- Handshake agreements that aren't in the closing paperwork
- Pressure from your agent to "deal with it after closing" — once you sign, your leverage is gone

Walkthrough sign-off

Buyer signature / date

Buyer's agent signature / date

Notes / outstanding items:

About this checklist. Created by Clever Real Estate. Cost estimates from Angi (March 2026) and American Restoration (July 2025). For more buyer resources, visit listwithclever.com. If you're still shopping for an agent, Clever's free matching service connects buyers with top local agents and includes built-in commission savings.