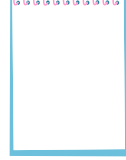


FINAL WALK THROUGH CHECKLIST

BRING THE FOLLOWING ITEMS WITH YOU
DURING YOUR FINAL WALK-THROUGH



The Final Contract



Notepad (Or Mobile Notebook)



Camera (or Mobile Phone with a Camera)



Flashlight



The Inspection Summary and Receipts for Repairs



Real Estate Agent



Home Inspector



Cellphone and charger (or Outlet Tester/Multimeter)

1 TO 2 HOURS



On average, a walk-through typically takes anywhere from 1 to 2 hours. Schedule the walk-through 1 to 2 days before the closing.

1 TO 2 DAYS

I'M READY FOR MY NEW HOUSE CHECKLIST! WHERE SHOULD I BEGIN?

Before beginning thorough analysis of the property, first, check every room (spending extra time in the basement and attic) and make sure that the seller's items have been completely removed. The home should be broom-swept (unless stated otherwise in the contract) and all rooms should be empty - with the exception of items that convey with the home.

KITCHEN



Start the dishwasher and letting it run a complete cycle while you're inspecting the other rooms.



Double-check the dishwasher door and make sure it closes and locks properly.



Run the garbage disposal to ensure it works.



Check all the burners on the stove.



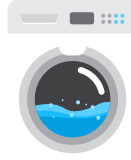
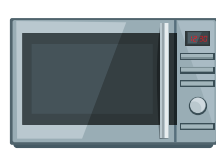
Test out the exhaust fan above the range.



It is also critical to check for any signs of mold or leaks in the kitchen.

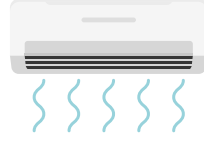


Make sure that the owner's manuals were left behind for the appliances that convey.

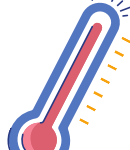


If certain kitchen appliances are being conveyed with the property (refrigerator, dishwasher, oven, microwave, etc.) review the model numbers on all appliances to ensure that the conveyed machines have not been replaced with inferior models.

HEAT & AIR CONDITIONING



It is imperative that both the heat and air conditioning are tested.



When you initially arrive at the home, set the thermostat to a specific temperature. After about 10 minutes, check every room with a thermometer or a mobile app on your phone.



Check the HVAC thoroughly and test the thermostat to ensure that both are in proper working condition as well.

WINDOWS & DOORS



Check that all windows have well-secured screens and working latches.



Are there any missing storm windows in the home?



Check the lock on every door.

HOME SYSTEMS



Review the security system in the home.



Test the doorbell out a few times.



Check the wiring and alignment of garage door.



Test the overhead fans in every room.

KEYS



Test out all keys that are supposed to come with the house.



Have all keys changed by a licensed locksmith almost immediately after the closing.

POOL AND/OR HOT TUB



Check the pool or hot tub, pool filter, hot tub controls.

LOOK FOR UNWELCOME VISITORS

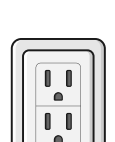


Thoroughly check the floorboards and walls for any signs of termites, mice, or other pests.

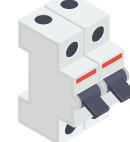
ELECTRIC



Test out every light, dimmer, and fan switch in the home room-by-room.



Check the kitchen and bathrooms to ensure that there are GFCI outlets next to the sinks and other water sources.



Turn the circuit breakers off and then on again - they should be stiff.



Check the attic, basement, and all other rooms for exposed wiring.



Do the porch, backyard, and driveway lights and switches function properly?

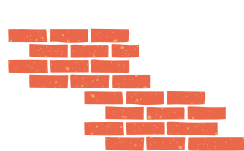


Check that all agreed-upon fixtures have been left behind.

IF I FIND A ISSUES DURING MY WALK-THROUGH. WHAT DO I DO?

If problem arises during your final walk-through, don't despair! This does not mean that the deal will fall apart and you are going to lose your dream home. Typically, when issues are found during the final walk-through, the seller will provide a concession to the buyer to cover the cost of the repairs.

UP, DOWN, & ALL AROUND



Check all ceilings, walls, handrails, and closets to ensure that the home wasn't damaged during the move-out process.



Stains in the carpet, scratches to the floors, and dents in the walls become visible when the furniture has been removed.



Test all handrails and banisters and make sure they are tightly secured.



Spend extra time in the kitchen, laundry room, and bathrooms scrutinizing the ceilings for water stains.



Check the walls behind the doors for cracks in the sheetrock, holes, or scratches.



Test out all doors as well. Do they close appropriately without scraping the floor?

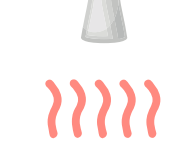
BATHROOMS



Flush all toilets throughout the home and check that the flush lever, handle, flapper valve, and flush handle are all functioning correctly.



Run the sink and shower faucets to ensure that both the hot and cold water work correctly.



Run the hot water for at least 4 or 5 minutes and check that it remains hot and doesn't sputter.



The drains should also drain all water quickly.



If there is a spa tub, test out the tub jets and make sure they function correctly.



Turn the ceiling exhaust fan on and off a few times.



Check for any signs of leaks or mold in the bathrooms.

LANDSCAPE



Carefully walk around the home and make sure the landscaping is up to your standards.



Test out the sprinkler system as well.

FIREPLACE



If there is a fireplace (or multiple fireplaces) in the home, test out the damper(s) thoroughly.



If there is a gas fireplace in the house, make sure the gas comes on and test out the fireplace fan.

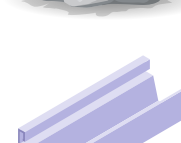


If the home inspector has noted a dirty chimney flue, it is very important to have the flue professionally cleaned as a dirty chimney can be a fire hazard.

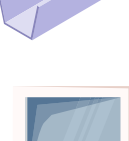
DON'T FORGET THE EXTERIOR



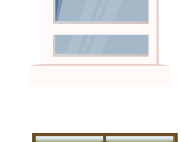
Walk along the paving stones outside and look for any cracks or signs of severe damage.



Check every gutter connection to the home.



Walk around the home (at least twice) and thoroughly inspect the siding.



If there are shutters on the home, are any cracked or broken?



Inspect the deck wood carefully for loose or rotting wood posts.



Look in storage areas to make sure trash, paint cans, hazardous materials, and any other unwanted items have been cleared out by the seller.