



Closing Day Walk-through Checklist

The primary goal of a final walk-through is to ensure the property is in the agreed upon condition. This can be performed hours to a week before closing and lasts approximately 1 hour. The walk-through can be completed by the buyer alone; with a realtor or with a licensed home inspector. As you inspect; make a list of any issues. Important points to consider include:

- **Repairs Completed** – All agreed upon repairs completed; reference your contract. Major repairs should be completed by a licensed contractor. Obtain permits, certificates, receipts and warranties.
- **Items Left Behind or Removed** – Items “Not” included in sale removed. Also obtain any remote controls, manuals, codes and keys etc. Request a list of repairmen/service providers.
- **Vacancy Issues:** Homes occupied during the home inspection but now empty present an opportunity to view all surfaces previously concealed. Vacancy issues also include vandals, water penetration and malfunction from dormant systems. Note issues can occur during the sellers move.
- **Utility Issues:** Walk-through with utilities on is recommended. If the utilities were off at the time of your inspection, contact your inspector to learn options to help determine the functionality of any un-inspected systems. Proceed with caution as new issues may occur when utilities are turned on.
- **Note Changes In Condition** - Use your Home Inspection report as a guide or use the attached check list.

EXTERIOR	OK	ISSUE
1. Changes to all exterior landscape		
2. Newly loose or missing shingles		
3. Newly broken windows		
4. Operate garage openers		
5. Garage and shed debris/storage removed		
6. Test the security system		
7. Carbon monoxide/smoke detectors in place		
INTERIOR		
8. Interior should be broom clean		
9. Signs of water under the sink		
10. Turn on faucets for pressure and temperature		
11. Do the fixtures drain properly		
12. Flush toilets		
13. Attic/basement debris/storage removed		
14. Sump pump is operational		
15. Evidence of new water penetration		
SYSTEMS		
16. Turn on furnace		
17. Turn on air conditioning (only if outdoor temperature is above 65 degrees)		
18. Turn on all lights/fans		
19. All light fixtures are in place		
20. Visible pipes appear in tact – no leaks		
21. Signs of water around water heater		