

# Closing Walk-through Checklist

The goal of a final walk-through is to ensure the property is in the Agreed Upon Condition. This can be performed hours/weeks 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. Make a list of any issues that concern you and present them to your lawyer. Important points to consider include:

- **Repairs Completed:** All agreed upon repairs should be completed (reference your contract). Obtain permits, certificates, receipts and warranties. All work should be completed by licensed/qualified contractors.
- **Newly Visible Areas:** Clutter, Storage, Overgrowth of Vegetation, Furnishing and more can conceal issues during the home inspection. The empty home at the closing walkthrough presents an opportunity to view all surfaces/components previously concealed. Note issues can occur after the inspection.
- **Note All Changes:** Use your Home Inspection report and this check list as a guide.

EXTERIOR	OK	ISSUE
1. Issues with exterior landscape (fence/vegetation/walkway)		
2. Damages/repairs to the roof/siding		
3. Gutters (clogs and extensions/splash plates installed)		
4. Operate garage openers		
5. View newly cleared areas including Garage		
INTERIOR		
6. Operate windows/doors		
7. Water staining, damages or repairs to interior finishes		
8. Handrails and guardrails secure		
9. View all newly cleared areas		
10. Evidence of water penetration in attic and basement		
SYSTEMS		
11. Operate all light fixtures/fans		
12. Flush toilets, run sinks and run shower/tub components		
13. Obtain all remotes/codes for all components		
14. Test appliances (i.e. dishwasher, oven, stove top)		
15. Test sump pump		
16. Turn on heating/cooling systems and (Cooling systems if the temperature is above 65 degrees)		
17. Check for leaks around water heater		

**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/inspections with utilities on is recommended. If the utilities were off proceed with caution as new issues may occur when utilities are turned on.



HOME INSPECTION

Office (908) 769-0028

Cell/text (908) 917-5771

[www.rootshomeinspection.com](http://www.rootshomeinspection.com)


[Bill@rootshomeinspection.com](mailto:Bill@rootshomeinspection.com)

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OFFICE 908 769-0028  
Cell/Text 908 917-5771  
[Bill@rootshomeinspection.com](mailto:Bill@rootshomeinspection.com)

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