



CADEY O'LEARY COLLECTION
BRINGING YOU HOME

BUYERS: FINAL WALK-THROUGH

The final walk-through should be scheduled as close to your closing date as possible, typically performed the day before. It can sometimes happen on closing day itself. The final walk-through is your last chance before you take ownership of the home to ensure that:

- All requested repairs are complete
- No new repair or maintenance issues have arisen since the inspection
- All agreed-upon fixtures and furniture, detailed in the contract, are in place
- All systems and appliances are functioning properly
- Any garbage/construction debris from repairs has been removed
- The property has been left clean and damage-free from movers

New-Construction walk-throughs are different on a few fronts. In these instances, walk-throughs ensure the home is habitable with functioning mechanicals and appliances and that inspection-related items have been completed or are in process of completion. Unfinished punch lists are common with builders typically allotted 30 days post-close to complete them.

Walk-throughs are not intended to serve as a new inspection. This is not the time to bring up entirely new items not addressed in your inspection. This is a cursory assessment to ensure the house reflects contractual obligations.

Items to bring with you:

- Contract. You may need to refer to it and confirm what you see matches the terms
- Inspection summary. It is important to double-check that all repairs have been completed as agreed
- Notepad. Bring a notebook or use your phone's notepad to record questions or points to address during closing with your attorney and/or sellers
- Phone/Camera. Photo document any repairs that have not been completed

Verify Repairs. Before looking at anything else, double check that all repairs on the inspection summary have been completed, and that the seller has left behind the warranties and receipts for the work. You will want to be able to follow up with the person or company that made the repairs.

Check general sales items. Ensure all the items that convey with the sale are accounted for and that unwanted items have been removed.



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Check all water fixtures. Test all the water fixtures including kitchen sinks, bathrooms, toilets, showers and, if applicable, radiant-heated floors or irrigation systems. Make sure faucets turn on smoothly and have hot and cold water. Check if toilets flush properly and be sure nothing leaks.

Open windows and doors. Check that window latches and door locks are functioning.

Inspect the kitchen and laundry room. These two rooms are home to heavily used appliances. Test the appliances to ensure they're still in working order.

Test the HVAC, hot-water heater and electrical systems. Your HVAC and hot-water heater should be tested for functionality. You should also check light switches, ceiling fans, outside lights, doorbells, intercoms, security systems, any outlets connected to light switches and any other electrical elements in the home.

Don't forget the exterior of the home. Walk around the perimeter of the home to ensure everything is in order. This includes landscaping, siding, roof, gutters and fences. A good opportunity to make sure storage lockers and/or garage parking spaces are ready for your use.