

## BUYERS

### FINAL WALKTHROUGH



The final walkthrough should be scheduled as close to your closing date as possible—typically performed the day before or the morning of closing. The final walkthrough is your last opportunity before taking ownership of the home to ensure:

- *All requested repairs are complete*
- *No significant 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*
- *The property has been left clean and damage-free from movers*

New Construction walkthroughs are different on a few fronts. In these instances, walkthroughs 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. Builders are typically allotted 30 days post-close to complete them.

Walkthroughs are not intended to serve as a new inspection. This is not the time to raise new issues that were not part of your inspection. This is a cursory assessment to ensure the house reflects contractual obligations.

- *Contract: You may need to reference it and confirm what you see matches the agreed terms.*
- *Inspection summary: Double-check that all repairs have been completed as agreed.*
- *Notepad: A notebook or phone notes app to record questions or issues to address at closing with your attorney and/or sellers.*
- *Phone: Use it to photo-document any incomplete repairs or concerns.*

#### ITEMS TO BRING WITH YOU

### VERIFY REPAIRS

Before looking at anything else, confirm all agreed-upon repairs are completed and that documentation (warranties, receipts) have been provided.

### CHECK GENERAL SALES ITEMS

Ensure all the items that convey with the sale are accounted for and that unwanted or excluded items have been removed.

## **CHECK ALL PLUMBING FIXTURES**

Test all the water fixtures including kitchen sinks, bathrooms, toilets, showers and, if applicable, radiant-heated floors or irrigation systems. Ensure faucets run smoothly and provide hot and cold water. Check if toilets flush properly and no leaks are present.

## **INSPECT THE KITCHEN AND LAUNDRY ROOM**

These two rooms are home to heavily used appliances. Test all appliances to ensure they are 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 and any outlets connected to light switches and other electrical elements in the home.

## **OPEN WINDOWS AND DOORS**

Check that window latches and door locks are operate properly.

## **DON'T FORGET THE HOME'S EXTERIOR**

Walk around the perimeter of the home to ensure everything is in satisfactory condition. Confirm that storage lockers and/or garage parking spaces are accessible and ready for your use.