

## SELLERS

### FINAL WALKTHROUGH



#### COMPLETE AGREED-UPON REPAIRS

Make sure you have completed all repairs you agreed to in the contract. Collect receipts, records and warranties for the repairs and communicate any delays.

#### KNOW WHAT STAYS IN THE HOME

Refer to your purchase agreement for any fixtures, appliances, AV accessories or other items that are considered part of the home sale.

#### ENSURE THE HOME IS TIDY AND EMPTY

Avoid this common pitfall and make sure your home, including garage and storage areas, is empty. It is customary to leave extra paint, light bulbs or filters, but without previous buyer authorization, everything else should be removed. Small nail holes in walls are acceptable. Large holes from TV mounts or shelving are not. Ensure refrigerators and freezers are emptied and cleaned. Chicago code requires vacant homes be broom swept. Sellers who leave their homes spotless produce happy buyers and typically better outcomes at final walkthrough. Please address any questions with us well in advance of your closing date.

#### VERIFY APPLIANCES AND MECHANICALS ARE IN WORKING ORDER

Make sure fireplaces, radiant-heat flooring and other mechanicals and appliances are working as they should.

#### REPLACE BURNED-OUT LIGHT BULBS

Buyers will check light fixtures, including those outdoors. Test all lighting fixtures and replace any burned-out bulbs.

#### LEAVE KEYS, OWNER'S MANUALS, REMOTES AND WARRANTIES

Label all keys and leave them with a well-organized packet of remotes, warranties and owner's manuals.

#### MAKE NOTE OF ANY DAMAGE

Moving can be challenging and sometimes tough on a home. If anything is broken or damaged in the course of the moving process, be sure to relay it to us and plan to have it repaired.

#### CHECK GENERAL SALES ITEMS

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