

The final walk-through gives you an opportunity to **inspect** a property **before** closing on the sale of a property.

During the walk-through, buyers can determine if the repair work they requested in the sales agreement has been completed. They can also **confirm** that the **condition** of the property has not deteriorated since last seen.

Because the walk-through takes place only a few days or even hours before closing, it's easy for excited homebuyers to skip taking another **careful look** at the property. However, being thorough during these final steps can save buyers from unexpected headaches and expense.

Bring this checklist and a copy of your sales agreement to the walk-through to keep you on track. Be sure to **discuss** any issues you discover with Janet and her team before closing.

ENSURE THAT REQUESTED REPAIRS HAVE BEEN MADE

- Have all the repairs you requested in your sales agreement been made? Yes No
- Do you have all warranties and/or bills for repairs made? Yes No

Notes: _____

CHECK FOR ITEMS YOU PURCHASED WITH THE HOUSE

- Drapes Yes No
- Appliances Yes No
- Lighting Yes No
- Furnishings Yes No
- Hot tub or sauna Yes No
- Play structures Yes No
- Remote control devices for ceiling fans, alarms, garage doors Yes No

- Owner's manuals for appliances and home systems (air conditioning, heating, fireplace units, alarm systems, etc.) Yes No

Notes: _____

CHECK WINDOW AND DOORS

- Do the doors open and close properly? Yes No
- Do the windows open and close properly? Yes No
- Do the windows latch? Yes No
- Are any windows missing screens? Yes No
- Are there any missing storm windows? Yes No
- Is there condensation in double-paned windows? Yes No
- Are there any broken windows? Yes No

Notes: _____

CHECK FOR MOLD AND WATER DAMAGE

- Do the windows have signs of mold? Yes No
- Are there signs of mold or water damage under the kitchen sink? Yes No
- Are there signs of mold or water damage in the bathroom? Yes No
- Are there signs of mold or water damage around the refrigerator area? Yes No
- Are there signs of mold or water damage around the washer/dryer area? Yes No
- Are there signs of mold or water damage around the water heater? Yes No

Notes: _____

Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your physical inspector did not find signs of mold or water damage, you should look for these during the final walk-through.

CHECK APPLIANCES AND SYSTEMS

- | | | |
|--|-----|----|
| • Start the dishwasher when you come in. Can it complete its cycle? | Yes | No |
| • Test the air conditioner. Does the thermostat work? Does the system blow cool air? | Yes | No |
| • Test the heating system work. Does it get hot? | Yes | No |
| • Flip on overhead fans. Do they work? | Yes | No |
| • Test the water heater. Is the water from faucets hot? | Yes | No |
| • Does the doorbell work? | Yes | No |
| • Does the alarm work? | Yes | No |
| • Does the intercom work? | Yes | No |
| • Does the garage door open and close smoothly and quietly? | Yes | No |
| • Does the washer work? | Yes | No |
| • Does the dryer work? | Yes | No |
| • Does the stove work (check all burners and oven)? | Yes | No |
| • Does the built-in microwave oven work? | Yes | No |

CHECK INTERIOR FLOORS, WALLS, AND CEILINGS

- Are there water stains on the ceiling (especially below bathrooms)? Yes No
- Have any walls been damaged by movers? Yes No
- Are handrails in stairways secured? Yes No
- Have floors been damaged by movers? Yes No
- Have the floors been damaged by pets? Yes No

Notes:

CHECK FOR LEAKS AND PLUMBING PROBLEMS

- Flush all toilets. Do they run, empty slowly, or leak? Yes No
- Check all faucets. Do they leak? Yes No
- Fill the sinks. Do they drain properly? Yes No
- Fill the tubs. Do they drain properly? Yes No
- Do the overflows on the tubs work? Yes No
- Do the tub jets work? (spa tubs only)? Yes No
- Turn on all showers. Do they drain properly? Yes No

CHECK ELECTRIC

- Turn on all lights. Do they work? Yes No
- Check plate covers. Are they damaged or missing? Yes No
- Check the kitchen and bathroom outlets. Are there GFCI outlets next to the sinks and other water sources? Yes No
- Inspect the circuit breaker box. Are all the circuits labeled? Yes No

Notes:

CHECK EXTERIOR

- Is the landscape as you expected it? Yes No
- Turn on the sprinklers. Do they work? Yes No

Notes:

CHECK ATTIC AND OTHER STORAGE PLACES

- Is it empty? Yes No
- Do you see signs of pests? Yes No

Notes:

CHECK FOR CLEANLINESS

- Is the property clean overall? Yes No
- Is all personal property not included in the sale removed? Yes No
- Are there signs of bug infestations? Yes No
- Is all debris removed? Yes No

Notes:

CHECK "SMART ELEMENTS"

- Make sure all smart thermostats, sprinklers, ceiling fans, lighting, etc. are functioning properly (this is actually best done during the detailed home inspection because often internet access is needed to test these items.

Yes

No

Notes:

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