Final Walk-Through Checklist

For the last visit before closing: agreed repairs, included items and nothing new broken

Property address _____

Closing date _____

Walk-through date and time _____

Buyer and agent _____

1. Bring with you

- ☐ Purchase contract and every addendum
- ☐ Repair agreement and the seller's receipts
- ☐ Home inspection report
- ☐ List of items that stay with the home
- ☐ Phone charger to test outlets
- ☐ Flashlight and this checklist

2. Agreed repairs

Copy each repair from your repair agreement. Ask for receipts and warranties.

Repair the seller agreed to	Done	Receipt	Notes
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	

3. Items that stay with the home

Check your contract: it lists what conveys.

Item	There	Works	Notes
Refrigerator	☐	☐	
Range, oven and microwave	☐	☐	
Dishwasher	☐	☐	
Washer and dryer (if included)	☐	☐	
Window coverings and rods	☐	☐	
Light fixtures and ceiling fans	☐	☐	
Garage door remotes	☐	☐	
House, mailbox and gate keys or codes	☐	☐	
Manuals and warranties	☐	☐	

4. Whole house

- ☐ Seller's belongings, trash and leftover paint are gone
- ☐ No new damage to walls, floors or doors from the move
- ☐ Home is as clean as the contract requires
- ☐ No new water stains, leaks or mold smell
- ☐ No signs of pests
- ☐ Smoke and CO alarms are in place

Room by Room and Systems

Turn things on. Open things. Look under sinks.

Kitchen

- ☐ Run hot and cold water; look under the sink
- ☐ Run the garbage disposal
- ☐ Turn on every burner and the oven
- ☐ Start the dishwasher for a minute
- ☐ Fridge and freezer are cold
- ☐ Range hood fan works

Bathrooms

- ☐ Flush every toilet; listen for running water
- ☐ Run sinks, tub and shower; check the drains
- ☐ Look under each sink for leaks
- ☐ Exhaust fans work

Systems

- ☐ Heat and AC work in every zone
- ☐ Water heater gives hot water and doesn't leak
- ☐ Every light switch works
- ☐ Outlets work (test with your charger)
- ☐ Garage door opens, closes and reverses
- ☐ Doorbell, alarm and smart-home codes handed over

Windows, doors and outside

- ☐ Windows open, close and lock; no broken glass
- ☐ Doors and locks work; screens are there
- ☐ Yard is as it was at the offer; no debris
- ☐ Sprinklers, pool or spa work (if any)

Problems found

Take a photo of each one and tell your agent before you sign anything.

Problem	Photo	Agent told	Fix: repair, credit, holdback or delay
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	

Meter readings at the walk-through

Electric _____ Gas _____ Water _____

Notes

_____

_____

_____

Buyer signature _____ Date _____

A checklist, not a home inspection or a contract form. Your purchase contract decides what the seller must deliver.
Free checklist from TINTY · tinty.ai