

FINAL WALK- THROUGH CHECKLIST



The final walk-through is one of the last things you will do before taking possession of your new home. Although they aren't home inspections, they are just as important to do before closing. It is your chance to ensure everything is in the exact condition you agreed to buy it (including agreed-upon repairs) and that nothing has gone wrong with the home since you last saw it. This way, there will be no surprises on closing day. Aim to do the final walk-through as close to closing as possible (1-2 days before) and when the seller's possessions are completely moved out. There will be a lot to keep track of, so use this checklist at your final walk-through so you don't miss anything!

The final walk-through before closing is your chance before you take possession of the home to ensure that:

- There is no moving damage from the seller
- All systems and appliances are functioning correctly
- All agreed-upon fixtures and appliances are in place
- No new repair or maintenance issues have emerged since the agreement
- All requested repairs are complete

Things you should bring with you to the final walk-through (your real estate agent should have a copy of the documents outlined in the first three points):

- The original agreement of purchase and sale
- Any written agreements between the buyer and seller (e.g., amendment to the original agreement)
- A notepad to make notes of any questions or observations
- A phone or camera to take pictures to document any concerns
- Our final checklist of things to look over during the walk-through
- Your favourite realtor ;)

During the final walk-through take note of:

- Is anything missing from the home that should have been left (e.g., appliances, window treatments)?
- Are there any items left behind that shouldn't be (e.g., garbage)?
- Are the agreed-upon repairs complete and to your satisfaction?

Home exterior walk-through

Keep in mind that we are looking for changes since the original agreement was made. If there are any discrepancies in the following, you will want to note these concerns.

- Do the gutters and roof look intact?
- Is there any trash or left behind items?
- Do garage doors work correctly?
- Walk around the property. Is the landscaping in order?

- If the house has a pool, check to see if the pool is in working order (e.g., pump operational and lining intact) or properly winterized (if applicable).
- Inspect any detached sheds or structures
- If there is an irrigation system, are the sprinklers working correctly, or have they been properly winterized?

Home interior walk-through

Keep in mind that we are looking for changes since the original agreement was made. If there are any discrepancies in the following, you will want to note these concerns.

- Open and close all windows and doors. Make sure they all open and lock correctly.
- Ensure the water, electricity, and gas are all on and operational.
- Confirm that all appliances are working as expected. Run major appliances like the washing machine, dryer, dishwasher, stovetop, and oven. Check that the refrigerator and freezer are running.
- Run the heating and cooling (HVAC) system, if seasonally applicable.
- Check and run fans in the home (above the stove, in bathrooms)
- Inspect kitchen and bathroom drawers and cupboards to ensure they are functional
- Check all faucets in the home by running hot and cold water. Ensure sinks drain properly and there are no leaks.
- Flush all toilets to ensure they fill correctly and there are no leaks.
- Test ceiling fans and light switches in every room.
- Are all fixtures intact? Inspect doorknobs, bathroom fixtures, light fixtures, ceiling fans, and blinds.

What happens if problems arise?

Your real estate agent will talk to the seller's agent and explain the issue, and the parties will likely come to an amicable solution. If you come across a problem that cannot be resolved on the spot, there are three common solutions:

1. Delay closing until repairs can be completed
2. Negotiate compensation or holdback of funds
3. Other situational resolutions may be applicable; talk with your lawyer

Your final walk-through is complete and it's almost time to move in! Don't forget to check out our moving guide to help your big day go smoothly.



FINAL WALK-THROUGH

CHECKLIST

LIVING ROOM

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs

KITCHEN

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs
- Cabinets
- Drawers
- Sink
- Counter
- Fridge
- Stove
- Range Hood/Microwave
- Dishwasher

BEDROOM #1

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs

BEDROOM #2

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs

BEDROOM #3

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs

BATHROOM #1

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs
- Mirror
- Tub/Shower
- Toilet
- Fan

BATHROOM #2

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs
- Mirror
- Tub/Shower
- Toilet
- Fan

DINING ROOM

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs

REC ROOM

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs

MECHANICAL ROOM

- Water Heater
- Furnace
- HRV
- Washer
- Dryer
- Water Treatment System
- Sub Pump

ENTERANCE/EXIT

- Floor
- Walls
- Ceiling
- Doors
- Windows
- Screens
- Lightbulbs

BACK PORCH & YARD

- Lightbulb
- Deck/Cement
- Hand Rails
- Grass

FRONT PORCH & YARD

- Lightbulb
- Deck/Cement
- Hand Rails
- Grass

GARAGE

- Lightbulb
- Floor
- Walls
- Opener

KEYS

- House Keys
- Mail Keys

OTHER

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