**Check list for final walk-through**

**Heads up, an empty house doesn’t look as nice as a staged house!**

**General**

* Flush toilets and run water in the sinks.
* Have all agreed upon repairs been completed?
* Has the associated paperwork been submitted?
* Have the sellers removed any contents that are supposed to stay?
* Verify the presence of all items, appliances, window treatments, (etc) that were supposed to be part of the deal.
* Is the home relatively clean and ready for new occupants? Broom swept does not mean deep cleaned.

**Walls and Ceilings and Floors**

 Expect to freshen with paint and expect some wall repair. Surprises might be evident where rugs once were.

**Damage**

* Is there any evidence of disrepair, including leaks and water damage, that wasn’t noted in your inspection report? Typical wear and tear happens during moving.

**Exterior**

Walk the property fully, look for new sink holes.

Has there been any damage to exterior walls or roof?

Driveway?

Landscaping?

Other structures on the property?

Is there any trash or belongings that owner neglected to remove?

Keys: make certain you will have keys to all doors, outbuildings, and mailboxes as well as the garage door opener

**Documents**

Ask seller to leave behind manuals home blueprints or records of modifications to the house. Ask how the mail is delivered and trash is picked up.

If you are lucky and the previous owner has been diligent, the home should be clean and you should be able to move right in with a minimum of work. Now it’s time to look around and start deciding where to put your own belongs. You’re home!

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