

# FINAL WALKTHROUGH CHECKLIST



## 1 Preparation for the final walkthrough checklist

Make sure to bring these items with you:

- Your final contract to confirm what should and should not be in the house
- Notepad to jot down any questions or observations as they arise
- Phone to take pictures of anything of which you might want to record
- Phone charger The charger may be used to check electrical outlets' function.
- Inspection summary check that all repairs have been completed as promised.
- Your Accepted Offer Letter listing conditions of sale
- Your real estate agent. Your agent will guide you through the process.
- Your final walk through checklist and any inspection contingency requested

## 2 Final walkthrough checklist



- Check for overall cleanliness. The home should be clean and free from debris.
- Check for any signs of damage such as cracks, water stains, or uneven surfaces caused during the moving process to walls, ceilings, and floors.
- Notate any areas that require repainting or refinishing due to moving process.
- Did Seller leave necessary documentation, warranties, instruction manuals?
- Did Seller leave keys to house, shed or outbuildings, garage door opener?

## 3 Repairs from Inspection Summary and Accepted Offer Letter



- Double-check that all repairs stated on the Inspection Summary and Accepted Offer letter have been completed.
- If your purchase agreement includes the installation of any new fixtures or appliances, make sure they're there and test them out.
- Ask the seller for warranties or repair receipts for all work done on the home.

## 4 Belongings Moved In Or Out



- Look in every room and check for any belongings that the seller left behind such as leftover toys, or lawn equipment. Check off each area to be sure you don't miss anything. Review your Accepted Offer Letter for everything Seller agreed to leave behind. Check for appliances, fixtures and other items that are part of your agreement.

## 5 General Inspection List



- Open & close & inspect kitchen and bathroom cabinets.
- Check for damage to kitchen and bathroom countertops.
- Check for damage to kitchen and bathroom wall tiles, wallpaper, and floor tiles.
- Check for condition of window blinds or shades.
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## 6 Locks & Windows Checklist



- Do all windows & doors lock & unlock correctly?
- Do all windows slide open easily?
- Do any windows or doors stick?
- Are there holes, tears or defects in the window screens? Are any missing?
- Do window screens pop out easily?
- Are window & door alarm systems working?

## 7 Mold and Water Damage



Carefully inspect moist areas like the bathrooms and kitchens.

- Check around toilet bases and around the drain of your bathtub or shower.
- Open your sink cabinets and check for mold around the pipes of your sinks.
- Check to make sure sinks hold water when plugged and there is no standing water in the sinks.
- Inspect the base of the refrigerator and freezer.
- Check the base of the laundry sink.
- Check the bottom of your dishwasher.
- Check the basement thoroughly for mold, standing water or leaking pipes.
- Check the bottom of any kitchen doors & all doors that lead outside.

## 8 Electricity and Outlets Checklist



Most electrical systems work on a current, which means that if even a single outlet in the home isn't working, you might have problems with other outlets.

- Plug your cell phone charger into every outlet in every room or you can purchase a multimeter to check each outlet.
- Check plate covers on all electrical switches to be sure they are secure & undamaged.
- Do all light fixtures & ceiling fans operate as expected?
- Does the doorbell work?
- Does the security system work?
- Do the outdoor lights work?
- Does the garage door opener work?
- Check the bottom of any kitchen doors & all doors that lead outside.



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**HERITAGE**

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## 9 Signs of Pests



Pests can move in after the seller moves out even if a home is totally clean during an inspection.

- Watch for signs of termites, rodents and ants.
- Look for mouse droppings, bite marks on wood and other signs of critters.
- Dry rot, spongy floors & wooden walls that look like they're covered in tiny pinholes can all be signs of termites.
- Inspect the chimney for bird's nests and raccoons who often make their homes inside chimneys after a home has been uninhabited for even a little while.
- Look outside against foundation for ant hills or openings in siding.

## 10 Backyard & Outdoors



- Is landscaping in the condition expected?
- Are all the bushes, plants, & trees in place that were there when home was purchased?
- Is fencing in good condition, no wood rot?
- Are interior & exterior gate latches working easily?
- Does the irrigation system work? Turn the water on and off to check that sprinklers are all working.
- Inspect the interior and exterior of any sheds. Confirm that the homeowner hasn't left any dangerous chemicals or tools lying around or in a shed.
- Check the driveway and walkways for cracks and/or deterioration.

## 11 Swimming Pool



- Does the pool gate work?
- Is the pool fencing in good condition, no wood rot?
- Is there any mold, mildew or damage to the pool lining?
- Is the filtration system operational?



If everything is completely checked for each room you can mark as complete below:

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Entrance Foyer | <input type="checkbox"/> Bedroom #1  |
| <input type="checkbox"/> Kitchen        | <input type="checkbox"/> Bedroom #2  |
| <input type="checkbox"/> Dining Room    | <input type="checkbox"/> Bedroom #3  |
| <input type="checkbox"/> Pantry         | <input type="checkbox"/> Bedroom #4  |
| <input type="checkbox"/> Attic          | <input type="checkbox"/> Bedroom #5  |
| <input type="checkbox"/> Living Room    | <input type="checkbox"/> Master Bath |
| <input type="checkbox"/> Lavatory       | <input type="checkbox"/> Bathroom    |
| <input type="checkbox"/> Family Room    | <input type="checkbox"/> Bathroom    |
| <input type="checkbox"/> Laundry        | <input type="checkbox"/> Bathroom    |
| <input type="checkbox"/> Basement       | <input type="checkbox"/> Loft        |
| <input type="checkbox"/> Sunroom        | <input type="checkbox"/> Garage      |
| <input type="checkbox"/> Mudroom        | <input type="checkbox"/> Shed        |
| <input type="checkbox"/> Porch          | <input type="checkbox"/> Pool Room   |
| <input type="checkbox"/> Playroom       | <input type="checkbox"/> Closets     |
| <input type="checkbox"/> Balcony        |                                      |

## 13 Notes



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