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a final walk-through is very important

Make sure you have a clause in your purchase contact that gives you the right to a final walk-through. You have already had a home inspection done by a professional. This is not the time for negotiating, but the time to be certain that everything that had been negotiated has been repaired or left in the condition you agreed upon. This is usually done 5 – 7 days before closing.

- All repairs have been made
- All items agreed upon are left in the house – appliances, draperies, lighting
- Screens and storm windows are either in place or in storage.
- Turn on all appliances to be sure they are in proper working order.
- Run water – hot and cold – be sure there are no clogs –sure water heater working
- Flush all the toilets
- Run the heat/AC as soon you enter to be sure of proper working order
- Check door bell, intercom, and alarms
- Open every door to closets, crawl spaces, attics and inspect
- Check attic, basements, and yards for junk that was to be removed.
- Check behind pictures/shelves left behind that there are no holes.
- Check walls for damage done while previous owners moved out.
- Take notice that owners seem to be packing to move – you don't want a surprise request at closing.
- If repair needs to be done and you are requesting a credit, get an estimate for that repair before closing.
- No landscaping has been removed from the yard.
- No damage has been done to detached structures (sheds/garages)
- Garage door opener and other remote controls are available.
- Instruction manuals and warranties on the appliances are available.
- Take a night light with you to the walkthrough to test outlets.
- Take a copy of the original home inspection report with you that you have previously highlighted to insure that all agreed upon repairs have been completed and that all agreed upon fixtures and appliances remain.
- Make sure that the appliances are not replaced by something inferior to that which was agreed upon.
- Smell the basement for odors such as mold or mildew.

Reality Check: This is an important step in your home purchase that you don't want to miss. Take your time in inspection. Make a list of your concerns. Take someone you trust and might have more experience in home maintenance and repair with you on your final inspection.