

Final Walk-through Inspection Tips

You've done it! You're ready to close on your new home. Now comes a very important step – doing your final walk through inspection. Stay tuned and we'll talk about what you should be looking for.

Before you go to the closing on your new home, you should insure that everything is as it should be. Most times that is the case, but accidents can happen and things can break.

Here are some things to make sure of:

- Are all items you purchased with the house still present?
- Has the previous owner removed all personal property and unwanted items?
- Is the house clean overall?
- Is there any damage to the walls or floors caused by movers?
- Is there any visible pet damage?
- Is there any sign of water damage?

Now for specifics:

Appliances

- Make sure they're still in working order by checking them all – stove, refrigerator, dishwasher, microwave, washer and dryer, and garbage disposal

- Electrical
- Check all light switches
- Does the doorbell work?
- Does the garage door open and close properly?
- Check all exhaust fans in kitchen and bathrooms
- Check the ceiling fans

Plumbing

- Flush all toilets
- Run water and check sinks and tubs for proper drainage
- Are there signs of leaking water?

Windows and doors

- Are there any broken windows?
- Are there any damaged or missing screens?
- Do doors and windows open and close properly?
- Do all the locks and latches work?

Basement/attic/crawlspace

- Make sure they have been cleared out
- Are there any signs of pests?

Outdoors

- Is the landscaping as you remembered?
- Do the sprinklers work?

If you spot any issues, now is the time to deal with them. Alert your me immediately if I am not there with you. It's possible that some damage may have been done during the previous owner moving out and you should make sure you're appropriately compensated if that's the case.

Please call if you have any questions.

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