



**BILL MURPHY**  
Owner/Inspector  
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## Final Walk-Through Checklist

A final walk-thru inspection of the property by the purchaser is customary in real estate transactions and is normally conducted a day before closing of the transaction. At this time, all personal property and furnishings should have been removed so an unobstructed examination of the interior is possible. You are advised to walk through and carefully observe the condition of the property for any flaws or defects that may not have been visible during the home inspection or which may have occurred since then. You are especially urged to look for any signs of water leakage and physical damage. Since the condition of mechanical equipment can change over any given time period, it is your responsibility to verify the functional condition of the various components and systems prior to settlement. You are advised to operate all appliances, lighting & electrical fixtures, plumbing fixtures & faucets, heating & cooling systems (weather permitting) and all other equipment included in the sale of the property.

To support this effort Suburban Consultants created this checklist designed to assist our valued clients during the process. Please use it to promote a more organized & effective final walk-thru experience.



<b>Repairs</b>	<b>Yes</b>	<b>No</b>
<b>Have all requested repairs been completed?</b>		
Notes:		
<b>Are there warranties or receipts for the repairs?</b>		
Notes:		
<b>Remote Controls &amp; Manuals</b>		
<b>Are there remote controls for gas fireplace, ceiling fans, garage doors, etc.?</b>		
Notes:		
<b>Are there owner's manuals for appliances, HVAC, and other systems?</b>		
Notes:		
<b>Is there a detailed list of home service providers (alarm, sprinkler, etc.)?</b>		
Notes:		
<b>Smoke &amp; CO Detectors - Alarm System</b>		
<b>Are smoke &amp; CO detectors installed on all floors of the home?</b>		
Notes:		
<b>Where smoke and CO detectors operative when tested?</b>		
Notes:		
<b>Is there a central station alarm system? Is it operative?</b>		
Notes:		
<b>Fuel Tanks</b>		
<b>Does the house have oil or propane tanks? Did you check the fuel levels?</b>		
Notes:		



<b>Doors and Windows</b>	<b>Yes</b>	<b>No</b>
<b>Do all the doors open and close properly?</b>		
Notes:		
<b>Do all the windows open and close properly?</b>		
Notes:		
<b>Are there any broken/damaged windows or doors?</b>		
Notes:		
<b>Roof and Siding</b>		
<b>Step back and look at the house. Is there any missing siding?</b>		
Notes:		
<b>Are there any missing roof shingles?</b>		
Notes:		
<b>Are the gutters secure?</b>		
Notes:		
<b>Attic</b>		
<b>Are there any stored items in the attic?</b>		
Notes:		
<b>Are there any signs of pest in the attic?</b>		
Notes:		
<b>Any signs of water leaks?</b>		
Notes:		
<b>Kitchen</b>		
<b>Operate the sink faucet. Is the water hot?</b>		
Notes:		
<b>Check under the kitchen sink. Is there a water leak?</b>		
Notes:		
<b>Operate the major appliances. Do they work? Are they noisy or leaking?</b>		
Notes:		

<b>Laundry Room</b>	<b>Yes</b>	<b>No</b>
<b>Operate the washer. Is it noisy? Does it leak?</b>		
Notes:		
<b>Operate the dryer. It is noisy? Is it hot?</b>		
Notes:		
<b>Bathrooms</b>		
<b>Flush all toilets. Do they drain properly? Are they leaking?</b>		
Notes:		
<b>Check all sinks, drains &amp; faucets. Do they leak? Do they drain properly?</b>		
Notes:		
<b>Test showers/tubs and faucets. Do they operate and drain properly?</b>		
Notes:		
<b>Interior Rooms</b>		
<b>Are there water stains on the ceilings (especially below bathrooms)?</b>		
Notes:		
<b>Are there stains or did the movers damage any walls or floors?</b>		
Notes:		
<b>Check areas where large furniture or shelves were removed. Any damage?</b>		
Notes:		
<b>Is there water or water stains in the basement?</b>		
Notes:		
<b>Turn on all lights. Do they operate?</b>		
Notes:		
<b>Randomly test outlets. Do they operate?</b>		
Notes:		