

# Final Walkthrough Checklist

The final walkthrough is the last opportunity for the buyer to inspect their property just before the closing of the sale. During the walkthrough, it is important for you to determine if the repair work requested has been completed in the agreed upon manner and also confirm that the condition of the property has not deteriorated since last seen. It is important to take your time during the final walkthrough to be certain that everything is in the condition that you expect. This is an exciting time, and we want you to enjoy your new home!

During your home inspection with Dwell Inspect Arizona, all accessible windows, doors, electrical outlets and switches were checked by the inspector. In situations where the home is occupied during the home inspection, often times there is clutter, stored items, and/or furniture that can obstruct the home inspector's full view of an area. Be certain to test or view areas that were not previously accessible during the inspection.

We encourage you to bring this checklist to the final walkthrough to ensure your walkthrough is detailed, thorough, and an efficient use of time. Be certain to discuss any issues with your agent prior to closing.

We have compiled a small list of tools or supplies which you may wish to bring to the final walkthrough:

- Flashlight
- Outlet tester
- Tape measure
- Hand towel

Unfortunately, appliances can break between the time of your home inspection and when you close on the property. We recommend that you run all appliances during your walk through to ensure proper operation.

Additionally, severe weather may have occurred during the inspection period and the final walkthrough. Please be certain to walk the exterior of the property and look for changes to the exterior, gutters, siding, or visible portions of the roof.

# Final Walkthrough Checklist

## FIRST ACTION ITEMS

- TURN ON THE AC/HEATER TO 10 DEGREES COOLER/HOTTER THAN IT IS CURRENTLY SET
- START WASHING MACHINE AND DRYER
- START DISHWASHER

## AGREED REPAIR LIST

- REVIEW THE AGREED UPON REPAIR LIST AND DETERMINE IF ALL ITEMS HAVE BEEN PROFESSIONALLY REPAIRED
- REVIEW ANY RECEIPTS FROM THE REPAIRS
- DETERMINE IF THERE ARE ANY WARRANTIES PROVIDED

## INTERIOR

- IS THERE ANY DAMAGE CASUED BY MOVING?
- IS THERE ANY DETERIORATION OF THE FLOORING MATERIAL?
- ARE THERE ANY BROKEN WINDOWS?
- ARE THERE ANY NEW VISIBLE WATER STAINS ON THE WALL OR CEILING?

## EXTERIOR

- IS THERE ANY NEW DAMAGE TO THE SIDING?
- ARE THERE ANY WINDOWS OR SCREENS DAMAGED?
- ARE ANY OF THE VISIBLE PORTIONS OF THE ROOF DAMAGED?

## PLUMBING

- ARE ALL THE FIXTURES PRESENT AND ARE THEY FUNCTIONAL?
- ARE ANY OF THE FAUCETS LEAKING?
- IS THERE HOT WATER PRESENT?
- ARE THE TOILETS FLUSHING PROPERLY?
- HAVE ANY LEAKS DEVELOPED IN THE TRAPS UNDERNEATH THE CABINETS?

## HEATING & COOLING

- ARE THE IUNITS RESPONSIVE TO THE THERMOSTAT?
- IS THE AIR HOT/COLD?

## ELECTRICAL

- ARE ALL THE LIGHTS OPERATIONAL?
- ARE THE SWITCHES AND OUTLETS FUNCTIONING?
- ARE THE SMOKE DETECTORS FUNCTIONAL AND INSTALLED PROPERLY?
- ARE ALL THE GFCI OUTLETS RESET AND OPERATIONAL?

## KITCHEN & LAUNDRY

- ARE THE INSTALLED APPLIANCES OPERATIONAL?
- IS THERE ANY DAMAGE PREVIOUSLY CONCEALED BY PERSONAL ITEMS?