

OMG LISTINGS

FINAL WALKTHROUGH CHECKLIST



A practical before-closing checklist for buyers and sellers.

The final walkthrough typically takes place **24-72** hours before closing. It's your opportunity to confirm the property's condition, ensure agreed-upon repairs are complete, verify included items, and make sure the home is ready for move-in or move-out.

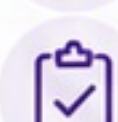


BUYER PURPOSE

- 1  Verify the home's condition
- 2  Confirm negotiated repairs
- 3  Test major systems and appliances
- 4  Check included fixtures and personal property
- 5  Make sure the home is ready for closing



SELLER PURPOSE

- 1  Leave the property in agreed condition
- 2  Finish move-out and remove debris
- 3  Complete promised repairs or credits
- 4  Leave keys, remotes, and access items
- 5  Keep utilities on through walkthrough and closing



WHAT TO BRING



Purchase contract and addenda



Repair agreement/inspection resolution



Phone or camera



Notes and checklist



Your real estate agent contact



RED FLAGS TO ADDRESS BEFORE CLOSING



New damage



Missing appliances or fixtures



Incomplete repairs



Leaks or water issues



Utilities not working



Excessive trash or belongings left behind



BUYER FINAL WALKTHROUGH CHECKLIST



What buyers should verify before closing.



PROPERTY CONDITION

1

- ☐ Home is in the same or better condition as when the contract was signed
- ☐ No new damage to walls, floors, ceilings, doors, or windows
- ☐ No signs of leaks, mold, or water intrusion
- ☐ Seller has removed personal belongings unless otherwise agreed
- ☐ Home is reasonably clean and broom-swept if required



REPAIRS & NEGOTIATED ITEMS

2

- ☐ Agreed repairs are completed
- ☐ Repair receipts or invoices are available if promised
- ☐ Seller credits or repair agreements match the contract
- ☐ Included fixtures, mirrors, lighting, and hardware are still present
- ☐ Included appliances remain in the home



SYSTEMS & FUNCTIONAL TESTS

3

- ☐ HVAC is operating
- ☐ Lights, switches, and key outlets work
- ☐ Toilets flush and faucets run hot and cold
- ☐ Included appliances power on and appear functional
- ☐ Garage door, remotes, gate access, and door locks work



FINAL DELIVERY ITEMS

4

- ☐ Keys, mailbox keys, remotes, and access cards are ready
- ☐ Alarm codes, garage codes, and smart-home access are provided if applicable
- ☐ Manuals, warranties, and service information are left if promised
- ☐ Any unresolved issue is documented and sent to your agent before closing
- ☐ Take final photos and notes for your records



BUYER WALKTHROUGH TIPS



Bring your contract and repair agreement



Use your phone to take photos and video



Test what was negotiated, not just what looks good



Ask questions immediately if something is wrong



Do not close until major issues are addressed



COMMON RED FLAGS



SELLER FINAL WALKTHROUGH CHECKLIST



What sellers should complete before closing.



1 MOVE-OUT & CLEANOUT

- ☐ All personal belongings are removed unless included in the sale
- ☐ Trash, debris, and unwanted items are removed
- ☐ Garage, attic, sheds, closets, and cabinets are emptied unless otherwise agreed
- ☐ Home is left broom-clean if required by the contract
- ☐ Mail forwarding and address changes are in place

2 REPAIRS & PROPERTY CONDITION

- ☐ Agreed repairs are completed
- ☐ Receipts, warranties, or service records are available if promised
- ☐ No new damage occurred during move-out
- ☐ Included appliances, fixtures, and attached items remain in place
- ☐ Lawn, exterior areas, and agreed features are in reasonable condition

3 UTILITIES & ACCESS ITEMS

- ☐ Utilities remain on through walkthrough and closing unless instructed otherwise
- ☐ All keys, mailbox keys, remotes, gate openers, and access cards are gathered
- ☐ Alarm codes, garage codes, and smart-home instructions are ready
- ☐ Manuals and appliance information are left behind if promised
- ☐ Pool, spa, or irrigation instructions are available if applicable

4 CLOSING DAY READINESS

- ☐ Final agreed condition matches the contract
- ☐ Seller disclosures are up to date if anything changed
- ☐ Settlement statement and net proceeds were reviewed
- ☐ Your agent has been notified of any final concern
- ☐ Possession timing and move-out timing are confirmed



SELLER WALKTHROUGH TIPS



Finish packing early and do a final sweep



Leave what the contract says stays



Keep the property accessible and utilities on



Patch avoidable move-out damage where appropriate



Tell your agent immediately about any issue

DON'T FORGET TO LEAVE



Keys and Remotes



Appliance Manuals



Gate/Access Cards



Alarm Codes



Warranties/Receipts



Mailbox Keys

