



Final Walk-Through Checklist

Exterior Inspection

STRUCTURE & GROUNDS

- ☐ No new damage to roof, siding, or foundation since inspection
- ☐ Gutters and downspouts intact and secured
- ☐ Driveway, walkways, and patio free of new cracks or damage
- ☐ Fencing and gates operational (if applicable)
- ☐ Landscaping maintained and debris removed
- ☐ Sprinkler system functional (test briefly if season-appropriate)
- ☐ Pool/spa operational with equipment present (if applicable)
- ☐ Exterior lighting fixtures working

ACCESS & SECURITY

- ☐ All exterior doors lock properly
- ☐ Garage door opens/closes smoothly
- ☐ Gate codes or HOA access devices available

Interior Inspection

GENERAL THROUGHOUT HOME

- ☐ All negotiated repairs completed to satisfaction
- ☐ No new damage to walls, ceilings, or floors
- ☐ Property clean and broom-swept (or professional cleaning completed per contract)
- ☐ No personal property remaining (unless specifically conveyed)
- ☐ All window treatments included per contract are present
- ☐ Windows open/close and lock properly
- ☐ No signs of water damage, stains, or leaks
- ☐ Test all light switches and outlets in each room
- ☐ Check smoke detectors and carbon monoxide detectors present and functional





KITCHEN

- ☐ All appliances present and included per contract (refrigerator, stove, dishwasher, microwave, disposal)
- ☐ Test each appliance briefly (turn on, check for unusual sounds)
- ☐ Cabinet doors and drawers open/close properly
- ☐ Sink drains properly, no leaks underneath
- ☐ Faucet operates with good water pressure (hot and cold)
- ☐ Garbage disposal functions
- ☐ Range hood/exhaust fan works
- ☐ No pest evidence in cabinets or pantry


BATHROOMS

- ☐ Toilets flush properly and refill correctly
- ☐ Sinks drain well, no leaks in vanity
- ☐ Faucets provide hot and cold water with adequate pressure
- ☐ Shower/tub drains properly, no standing water
- ☐ Shower doors/curtain rods present if included
- ☐ Exhaust fan operational
- ☐ No new water damage or mold
- ☐ Grout and caulk intact

LAUNDRY AREA

- ☐ Washer and dryer present if included
- ☐ Test washer and dryer (quick cycle if possible)
- ☐ Water supply lines and dryer vent connected properly
- ☐ No water leaks or lint buildup

BASEMENT/CRAWL SPACE/ATTIC

- ☐ No water intrusion or new moisture damage
 - ☐ Sump pump operational if present
 - ☐ No pest evidence or droppings
 - ☐ Insulation intact and adequate
 - ☐ HVAC equipment accessible and operational
- 



Major Systems Testing

HVAC

- ☐ Furnace turns on and produces heat
- ☐ Air conditioning turns on and produces cold air
- ☐ Thermostat responds properly to adjustments
- ☐ Air filters present (note if need replacing)
- ☐ Vents in each room blow air
- ☐ System runs without unusual noises or odors
- ☐ Outdoor AC unit/heat pump operating

PLUMBING

- ☐ Turn on all faucets - verify hot water in each location
- ☐ Check under sinks for leaks while water running
- ☐ Flush all toilets, verify proper operation
- ☐ Check water heater - note age, operation
- ☐ Look for water stains around water heater
- ☐ Verify water pressure throughout home is adequate
- ☐ Check for signs of leaks in basement/crawl space

ELECTRICAL

- ☐ Test all light switches in every room
- ☐ Test multiple outlets in each room (bring outlet tester or phone charger)
- ☐ Check electrical panel - all breakers labeled and no signs of damage
- ☐ Verify main panel location and access
- ☐ Test GFCI outlets (bathroom, kitchen, garage, exterior) using test button
- ☐ Doorbell functional





DOORS & WINDOWS

- ☐ All interior doors open/close and latch properly
- ☐ All exterior doors lock securely
- ☐ Windows open, close, and lock properly
- ☐ No broken or cracked glass
- ☐ Screens present where included

Fixtures & Conveyances

ITEMS STAYING PER CONTRACT

- ☐ All light fixtures included per contract present
- ☐ Ceiling fans present and operational
- ☐ Window treatments (blinds, curtains) as agreed
- ☐ Built-in shelving and storage systems
- ☐ Mailbox and house numbers
- ☐ Any other specifically negotiated items (TV mounts, play equipment, etc.)

SPECIAL FEATURES

- ☐ Fireplace/wood stove operational (if season allows testing)
- ☐ Built-in speakers/sound system functional
- ☐ Security system operational (get codes and instructions)
- ☐ Smart home devices included and functioning

Access Items & Documentation

KEYS & ACCESS

- ☐ Front door key(s)
- ☐ Back door key(s)
- ☐ Garage door opener(s) - test all remotes
- ☐ Mailbox key
- ☐ Storage shed/outbuilding keys
- ☐ Gate keys or access cards
- ☐ Security system codes and master code
- ☐ Smart lock codes or instructions





DOCUMENTATION TO REQUEST

- ☐ Appliance manuals and warranty information
- ☐ HVAC system manuals and service records
- ☐ Garage door opener manuals/codes
- ☐ Paint colors and extra paint (if available)
- ☐ Home warranty information (if applicable)
- ☐ HOA documents and contact information
- ☐ Utility company contact information
- ☐ Local service providers (septic, well, lawn, etc.)
- ☐ As-built plans or surveys (if available)
- ☐ Roof warranty or documentation
- ☐ Window/door warranty information

PrimeStreet Pro Tips

💡 **Schedule Walk-Through Strategically:** Never do the walk-through on closing day. Schedule 24-48 hours before so there's time to address problems.

💡 **Take Photos:** Document the property condition during walk-through. It protects you if issues arise after closing.

💡 **Test Everything:** Don't assume systems work. Turn on every faucet, flush every toilet, test every appliance, even if briefly.

💡 **Bring Help:** Consider bringing your home inspector for walk-through if major repairs were done. Their trained eye catches issues you might miss.

💡 **Verify Repairs Professionally:** If the seller had contractors fix major items, ask for receipts and permits. Don't just verify it "looks done."

💡 **Keep Calm:** Most issues can be resolved. Stay calm, communicate clearly, and lean on your agent's expertise.

