THE HOME ONE TEAM

Keller Williams Elite Partners III Realty

Final Walk-Through Checklist

Your last look before closing. Go slow, test everything, and speak up before you sign.

WHEN
As close to closing as possible, after the movers leave.

BRING
This checklist, your contract, the repair list, a phone charger and your agent.

REMEMBER
It's a final check, not a second inspection. Your contract decides what stays.

Agreed repairs

- [ ] Every agreed repair is done
- [ ] Receipts or invoices for the work
- [ ] Contractor warranties handed over
- [ ] Work looks finished and cleaned up

Heating, cooling and electric

- [ ] AC cools; heat turns on
- [ ] Thermostat works
- [ ] Lights and ceiling fans work
- [ ] Outlets work (test a few with a charger)
- [ ] Smoke and CO detectors in place
- [ ] Doorbell and garage door opener work

Water and plumbing

- [ ] Water heater makes hot water
- [ ] Every faucet runs hot and cold
- [ ] Toilets flush and refill
- [ ] Sinks, tubs and showers drain
- [ ] No leaks under sinks
- [ ] No new water stains on ceilings or walls

Kitchen and appliances

- [ ] Every appliance in the contract is there
- [ ] Fridge is cold; ice maker works
- [ ] Burners and oven heat up
- [ ] Dishwasher runs a short cycle
- [ ] Microwave and disposal work
- [ ] Washer and dryer, if included

Condition after move-out

- [ ] No new dents, holes or scratches from the move
- [ ] Floors and carpets undamaged
- [ ] Doors, windows, screens and locks work
- [ ] Sliding doors glide and lock
- [ ] Items that stay are still there (fixtures, fans, window treatments)
- [ ] Trash and personal items gone

Outside

- [ ] Pool and spa equipment running
- [ ] Pool screen enclosure intact
- [ ] Sprinklers run
- [ ] Hurricane shutters or panels, if they stay
- [ ] Fence, gates and trash bins
- [ ] No new damage to roof, gutters or siding

Keys, codes and paperwork

- [ ] All house keys
- [ ] Garage remotes and keypad code
- [ ] Mailbox key
- [ ] Gate remotes, pool and amenity fobs
- [ ] Alarm codes and smart-home logins
- [ ] Manuals, warranties and HOA contact

Something's not right?

- [ ] Take photos
- [ ] Tell your agent **before** you sign anything
- [ ] Choose a fix: seller repairs before closing, a credit at closing, or money held back until it's done (escrow holdback)

Notes



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A general checklist, not legal advice. Your contract decides what conveys and how problems are handled. Each Keller Williams office is independently owned and operated. Equal Housing Opportunity.