

## Final Walk-Through

### Why This Last Step Matters Before Closing on Your Home

A final walk-through may feel like a formality, but it plays a vital role in protecting buyers before they close on a home.

It's not a time to renegotiate, but rather to verify that the property is in the agreed-upon condition and ready for move-in.

#### WHAT TO LOOK FOR

During the walk-through, buyers should confirm that the home is clean, empty and in the same condition as when they last saw it. All agreed-upon repairs should be completed, and any personal property included in the contract, such as appliances or fixtures, should still be in place.

Test light switches, faucets, toilets, locks and major appliances. Look for signs of damage from the sellers moving out, such as dents in the walls or scratched floors.

Check that the HVAC, plumbing and electrical systems are functioning properly. If a repair was promised, ask for receipts or documentation to confirm the work was done by a licensed professional.

Buyers should also check the exterior of the property. Walk around the yard, test gates and garage doors and



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make sure nothing has been removed that was supposed to stay, such as landscaping elements or outdoor fixtures.

#### WHY IT MATTERS

The walk-through gives buyers a final chance to hold the

seller accountable before funds are transferred and documents are signed. If something is wrong or missing, it can be addressed with the help of your agent before closing. In rare cases, buyers may delay or cancel closing if sig-

nificant issues arise.

Once the sale is complete, the responsibility for the property, including any problems, belongs to the buyer.

That's why it's so important to use the walk-through as a careful review rather than a

quick visit.

The final walk-through is one of the last safeguards in a home purchase.

Taking the time to complete it thoroughly can help prevent stress and surprises down the line.





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### REAL ESTATE 101



#### HOMEWISE GLOSSARY

#### Bring Your Contract and Inspection Report

During the final walk-through, bring copies of the purchase agreement and home inspection report. These documents help confirm that agreed repairs have been completed and that nothing has changed since your last visit.

**Final Walk-Through:** A final walk-through is a buyer's last opportunity to inspect a property before closing. It typically takes place 24 to 72 hours before settlement to ensure the home's condition hasn't changed and agreed-upon repairs are complete.

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