

During a Final Walk-Through

A Quick but Critical Step Before You Close the Deal

You're almost there. The loan is approved, the paperwork is in motion and the closing date is just around the corner. But before you pick up the keys, there's one more important step: the final walk-through.

WHAT TO LOOK FOR

The final walk-through usually happens a day or two before closing. It's often brief—30 to 60 minutes — but it's a critical moment to confirm that:

- The seller has moved out (unless otherwise agreed)
- Agreed-upon repairs have been completed
- No new damage has occurred since the inspection
- The major systems (plumbing, heating, lights, appliances) still work
- The property is clean and free of unexpected items or debris

Bring a copy of your inspection report, contract and repair agreement with you so you can double-check anything that was supposed to be fixed.

Even though the home is technically still the seller's until closing, it should be in



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“broom clean” condition, meaning floors swept, trash removed and nothing left behind unless included in the sale.

Turn on faucets, flush toilets, check appliances and test the heating or air conditioning. Open and close doors and windows. If the home is vacant, look for signs of water leaks or pests.

If the seller left anything behind — old paint cans, furniture or storage boxes — ask

whether they were meant to stay. Sometimes items are unintentionally left or forgotten, and it's easier to address that before closing than after you've moved in.

WHAT HAPPENS IF THERE'S A PROBLEM?

Ideally, everything will be in order. But if something is missing, broken or incomplete, your agent will help you decide how to move forward. Options include:

- Asking the seller to fix the issue before closing
- Requesting a credit at closing to cover the cost of repairs
- Delaying closing (in rare cases) until the issue is resolved

Minor problems can often be handled with a quick conversation or small adjustment. Bigger issues may require negotiation or, in rare cases, legal review. Most contracts allow for remedies if the seller

doesn't deliver the property as promised.

If everything looks good, you'll sign a walk-through acknowledgment and move forward to closing with confidence.

The final walk-through may not be glamorous, but it's a vital step that protects your investment. Take your time, ask questions and be sure the home is truly ready before you sign on the dotted line.



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REAL ESTATE 101



HOMEWISE GLOSSARY

It’s Not a Home Inspection

The walk-through isn’t meant to uncover new issues. It’s to verify that agreed repairs were made and that the home hasn’t changed since your offer was accepted.

Final Walk-Through: The final walk-through is the buyer’s last opportunity to inspect the home before closing. It usually takes place 24 to 72 hours before settlement and ensures the property is in the agreed-upon condition.

AD SPACE