

Your final walk through inspection is one of the last and most important steps in the home buying process!

Typically, the last thing before you sign your way to a new home is the final walk through. You're going to be a homeowner! Now comes a critical step – making sure every room, wall and appliance is in tip-top shape and just the way you agreed upon with the seller before closing. This is the time to *emotionally* detach yourself from the home and use a critical eye. Having a thorough final walk-through checklist beforehand can help ensure that you have your bases covered when inspecting a house during the final walk through. All in all, you should confirm that everything is in working order and the house is in the same condition as it was when you last saw it – except for any changes you negotiated in the contract. **Remember, this is your show!** Before the walk-through, talk to your agent about your intentions and expectations during the walk-through. You have a check list and you intend on using it, and their patience while you check off items on that list would be appreciated. To many times after the sale is completed and the buyer moves in, undesirable conditions are discovered. For example, components were damaged during the time when the seller was in the process of packing, moving furniture out of the house or removing personal items out from under sinks. Home warranties typically have a deductible from 50-100 dollars, a thorough final walk through can avoid most of these bumps in the road while before you take possession.

1. Working Appliances

When you walk in the door, turn on the dishwasher, the oven (and the oven light and fan), the washing machine, and the dryer. Also, flush all the toilets to make sure there are no leaks.

Is everything in good working order? If something seems peculiar, ask about it and make sure you're satisfied with the response, or have someone come out and inspect it, just to make sure.

2. Working Plumbing

Turn on every faucet and shower head in the house and then turn them off. Do they drip? How's the water pressure? Also check the pipes underneath the sink while the water is running full on (as they often get bumped while the seller is removing towels, cleaning products, etc.) and in the basement to make sure there are no leaks.

3. Major Systems

Turn on the central heat and central air. Are they working? Stick around the house long enough to feel that the temperature has changed and that you're not just hearing and feeling the fan blowing. Turn on a faucet and feel for hot water.

4. Remotes, Keypads, storm cellar keys

If your new home has a home security system, does every keypad work? If some rooms have fans operated by remote control, are the controls there? Are garage door openers on the counter

or in your possession? Many homeowners unwittingly pack remotes when they move, so make sure everything you need is in place.

5. Landscaping

It might sound crazy to think the seller could take some outside plants with them. But it happens. Check your home's yard to see if anything is missing. Also, if there's an automatic irrigation system, make sure it's in good working order as well.

6. Lights and Other Fixtures

Make sure all lights and switch plates are in place. Some buyers who invest in high quality or artistic lights and plates forget to specify in their contract that they'll be taking these items. Then, during the packing process, they throw them in a box. Make sure that every light and switch plate that should stay in the house is actually there.

7. Repairs

The sellers may have been required to make certain repairs or upgrades before closing. Make sure that these home improvement projects are finished, and finished well, during this last walk-through. Ask for the receipts in case the repair fails and needs to be revisited. ***Don't be shy either!*** If something truly isn't finished to your satisfaction, bring it up and get it resolved before you move in and have to deal with it.

8. Cleanliness

Sellers are required to leave the house clean and free of their possessions. Make sure the home, including the inside of the refrigerator, the garage, the yard, and any outbuildings are empty and clean, unless specified otherwise in your contract. This is especially important when it comes to large or hazardous items; you don't want to be stuck having to remove them yourself.