WHAT'S GOUD IN REAL ESTATE

Final Walk-Through Checklist

BUYER RESOURCE SERIES | COMPANION TO *THE COMPLETE GUIDE TO BUYING A HOME IN KANKAKEE COUNTY*

Property Address: _____ **Walk-Through:** _____

Buyer(s): _____ **Closing:** _____

Repairs / Credits / Agreements to Verify

Items specifically agreed to before closing:

Final Walk-Through

Verify included property against the contract - not memory. Document anything damaged, missing, changed, or unresolved.

AREA	OK / ISSUE	WHAT TO VERIFY	NOTES
Agreed Items		Repairs or other agreed items appear completed or addressed as expected.	
Overall Condition		No obvious new damage or significant change since the last visit.	
Possession / Occupancy		Property is vacant or possession is as required by the contract/agreement.	
Seller Items / Debris		Property is appropriately cleared except for items agreed to remain.	
Included Property		Contractually included appliances, fixtures, window treatments, shelving, or other specified items remain.	
Move-Out Damage		Check walls, floors, ceilings, doors, trim, and other areas for damage from moving belongings.	
Doors / Windows / Locks		Accessible doors/windows operate; no obvious new damage.	
Lights / Electrical		Test a reasonable sample of lights, switches, and accessible outlets.	
Plumbing Fixtures		Run faucets; check sinks, tubs/showers, toilets, drainage, and obvious leaks.	
Hot Water		Confirm hot water is available; note obvious water-heater leakage or concern.	
Heating / Cooling		Operate as seasonally appropriate/permitted; note obvious operating concerns.	
Kitchen Appliances		Test included appliances as reasonably practical; confirm included units remain.	
Basement / Crawl		Check for obvious new water, standing water, damage, or significant change.	
Garage / Outbuildings		Check included structures, garage doors/openers, and agreed items.	
Exterior / Yard		Look for obvious new storm, tree, drainage, siding, roof, fence, or other damage.	
Utilities		Confirm utilities needed for reasonable walk-through testing are on.	
Keys / Remotes / Codes		Confirm expected keys, remotes, mailbox keys, access devices, or codes will transfer.	
Property-Specific		Confirm propane/fuel, well, septic, attic, or other applicable property-specific items.	

Items That Need Attention Before Closing

Photograph any concern and note its exact location.

ITEM / LOCATION	WHAT I OBSERVED	WHO I CONTACTED / NEXT STEP

Who was notified? _____ **Time notified:** _____

Closing Readiness

Based on today's walk-through: ■ READY FOR CLOSING ■ ISSUE NEEDS REVIEW BEFORE CLOSING
Notes:

Important: Do not ignore a concern because closing is near. Document anything unexpected and contact your REALTOR® and attorney promptly. Your rights and options depend on your contract and the circumstances of the transaction.