

FINAL WALK THROUGH CHECK LIST (a day or two before your closing)

BASEMENT:

- Look at the walls for any signs of leaks.
- Make sure all stored items are removed.

COOLING AND HEATING SYSTEMS

- Turn the thermostat to a higher setting. Feel each radiator or register for warmth.
- In the summer months, (exterior air temperature must be higher than 60 degrees) turn the air conditioning to a lower setting. Feel each register or room unit for cool air.
- Obtain copies of all manufacturers manuals and warranties for the heating system and air conditioning system if available.
- Obtain the name of the heating or air conditioning contractor presently servicing the system.
- If the heating system is a heat pump or electric baseboard system, you should obtain copies of the last 12 months electric bills to estimate your energy cost.
- Operate all ceiling fans.

PLUMBING AND BATHROOMS:

- Run the water in all the sinks at the same time and flush the toilet to check the pressure.
- Turn on the hot and cold water in each fixture.
- If there is a landscape sprinkler system turn it on and operate all zones to confirm proper operation.
- Turn on all hose bibbs.
- Operate all fans.

ELECTRICAL:

- Turn all light fixtures on and off.
- Test all smoke detectors.
- If any work has been performed on the electrical system since the home inspection, obtain the Fire Underwriters Certificate for same.
- Test all alarm systems. Obtain copies of all warranties and operating manuals. Get information concerning any central monitoring companies as well as a copy of their security agreement. Change all security codes immediately after closing.

KITCHENS AND APPLIANCES:

- Turn on the faucet and sprayer.
- Operate all appliances kitchen and laundry, fans and rangehoods. Don't forget the washer and dryer, run through all their cycles.
- Check all appliances to make sure they have not been replaced by the seller after the inspection.

WINDOWS AND DOORS:

- Open and close all windows and operate all locks.
- Open and close all doors and operate all locks.
- Operate any automatic garage door openers and obtain the transmitters.
- Operate all door bells and intercoms.
- Change all exterior locks immediately after closing.

ROOFS, GUTTERS AND DOWNSPOUTS:

- Check the interior of the home for leaks.
- Look for missing shingles, shakes, or tiles.
- Check to see that gutters and downspouts are secure.

FIREPLACES AND STOVES:

- Make sure your attorney has a c/o for the stove or fireplace.
- Obtain operating and installation instructions for stoves if available.