

Final Walk Through Work Sheet: Existing House

Typically, the final walk through should be completed at least 24 hours before the loan closing.

The following is a list of things to check for during your final walk through:

- The house has been vacated.
- The previous owner has left behind appliances or other property agreed upon in the contract.
- All repairs agreed upon in the contract are complete.

If you observe any major violations to the purchase contract, be sure to get them in writing. If the violations are not corrected by closing day, you have the right to postpone closing until they are addressed to your satisfaction.

Sample questions to ask the seller:

- Where is the main electrical switch?
- Where is the fuse box or circuit breaker located, and is it labeled?
- Where is the water heater?
- Where are the main cutoff valves for water and gas?
- Where is the heater/furnace?
- Where can you access the attic?
- Are there any extended warranties on the appliances left behind?
- When was the last time the roof was replaced?
- Who do you call for general repairs?
- What day does the garbage get picked up?
- What types of seasonal maintenance are done and when?
- Are there any house plans or wiring diagrams?
- Who are the professional contractors and other professionals who have worked on the house?
- What can you tell me about the neighbors?