

Toolkit 4

Final Walkthrough & Closing Checklist

Contractor-Proven Review Before You Sign

When to Use This:

The final walkthrough is your last opportunity to verify that the home is complete, functional, and built as promised—before signing closing documents.

Important:

Do not rush this step. Once you close, your leverage drops significantly.

Overall Condition

- ☐ Home clean and free of construction debris
- ☐ No visible damage to walls, ceilings, floors, or finishes
- ☐ All agreed-upon changes completed
- ☐ All punch list items corrected
- ☐ No unfinished or incomplete work

Doors & Windows

- ☐ All doors open, close, and latch properly
- ☐ Door hardware secure and functioning
- ☐ Windows open, close, and lock smoothly
- ☐ Screens installed where applicable
- ☐ Weatherstripping intact

Electrical & Lighting

- ☐ All outlets and switches operational
- ☐ GFCI and AFCI outlets tested
- ☐ Light fixtures installed and functioning
- ☐ Ceiling fans operating properly
- ☐ Exterior lights functioning

Plumbing & Fixtures

- ☐ Toilets flush properly
- ☐ Faucets operate with correct hot/cold orientation
- ☐ No leaks under sinks or at fixtures
- ☐ Showers and tubs drain properly
- ☐ Water pressure consistent throughout the home

HVAC & Systems

- ☐ HVAC system operational
- ☐ Thermostat functioning correctly
- ☐ Supply and return vents unobstructed
- ☐ Bathroom exhaust fans operational
- ☐ No unusual noises from equipment

Appliances

- ☐ All appliances installed
- ☐ Appliances powered and operational
- ☐ Manufacturer manuals provided
- ☐ Serial numbers recorded

Safety Items

- ☐ Smoke detectors installed and tested
- ☐ Carbon monoxide detectors installed and tested
- ☐ Handrails secure where required
- ☐ Garage fire separation intact

Exterior (Final Confirmation)

- ☐ Exterior punch list items completed
- ☐ Grading complete and sloped away from foundation
- ☐ Gutters and downspouts installed
- ☐ Exterior doors sealed and secure

Closing Documentation

- ☐ Warranty documents received
- ☐ Inspection approvals provided

- ☐ Builder contact information confirmed
- ☐ Emergency shutoffs located and explained

Contractor-Proven Tip

If something isn't complete at the final walkthrough, it must be documented in writing before closing—not promised verbally afterward.