

**SKOWHEGAN OFFICE**

207-474-9553

Fax: 207-474-2037

187 Madison Avenue, Suite 1
Skowhegan ME 04976**RANGELEY OFFICE**

207-864-3900

2393 Main Street, Suite 2
Rangeley ME 04970**WILTON OFFICE**

207-778-9999

Fax: 207-778-2222

915 US Route 2 East
Wilton ME 04294

What to Expect During Your Final "Walk Through"

It's just a few days before closing, and most likely the seller has been packing and preparing for their move. The purpose of the walk through is to be sure that the home is in the same condition as the date of the contract, to make use that all warranted items are working properly and that repairs identified during the inspection period have been properly completed. Here are a few things to look for:

1. Working appliances: Turn on the dishwasher, the oven (and the oven light and fan), and burners. Does the garbage disposal run?
2. Working Plumbing: Turn on every faucet and shower head in the house and then turn them off. Also, flush all toilets to make sure there are no leaks.
3. Major Systems: Turn on central heat and central air. Are they working? Stick around the house long enough to actually feel that the temperature has changed and that you are not just hearing and feeling the fan blowing.
4. Remotes and Keypads: If the home has a home security system, does every keypad work? If some rooms have fans operated by remote control, are the controls there? Many homeowners unwittingly pack remotes when they move, so sure everything you need is in place.
5. Exterior Review: Check steps, sidewalks, driveways, and patios for any noticeable change. Look at all doors and windows to verify they are in the same condition. Check the roof for changes. Double check garage door and exterior lights.
6. 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.
7. Lights and Other Fixtures: Make sure all lights and switch plates are in place. Make sure that every light and switch plate that should stay in the house is actually there. Do bathroom fans and kitchen fans work properly? Verify that all smoke and carbon monoxide detectors are functioning.
8. Repairs: The sellers may have been required to make certain repairs or upgrades before closing. Make sure that the inspection repairs have been completed properly during this last walkthrough.