BUYER CHECKLIST · VIRGINIA

Your final walk-through checklist

Your last look before you own it. Usually about an hour.

Bring with you

Your phone (for photos), a phone charger to test outlets, your contract, and your repair agreement.

Walk every room and check

☐	**Agreed repairs**	Look at each one. Ask for receipts or paperwork if your agreement calls for them.
☐	**What's supposed to stay**	Appliances, light fixtures, window treatments, the shed, whatever your contract lists.
☐	**Water**	Run every faucet and shower. Flush every toilet. Look under the sinks for drips.
☐	**Heat and air**	Turn the system on and make sure it runs.
☐	**Lights and outlets**	Flip the switches. Test a few outlets with your charger.
☐	**Appliances**	Run the dishwasher for a minute, start the oven, open the fridge.
☐	**Doors and garage**	Open and close them. Check the locks.
☐	**Walls and floors**	Look for new holes, scrapes or water spots from the move.
☐	**Left-behind items**	Belongings or trash the contract doesn't say stays.
☐	**Keys, remotes, codes**	Garage remotes, mailbox key, gate codes, alarm codes.

Something wrong? Don't sign anything yet. Take a photo, tell your agent right there, and get the fix agreed in writing before closing. Problems are much harder to fix after.

The Central Virginia purchase agreement gives you the right to this visit before settlement, and I schedule it close to closing. Your own contract's terms are the ones that count. This checklist is general information, not legal advice. Full guide: christinecaserealtor.com/blog/final-walk-through-virginia

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