

Final Walk-Through Checklist

For Guelph & area home buyers

Before the keys are yours, take one last careful look. Use this checklist during your pre-closing visit to confirm the home is in the expected condition, agreed repairs are complete, included items remain, and nothing new has happened since your offer.

GUELPH TIP

Bring your Agreement of Purchase and Sale, your repair list, a phone charger, a flashlight and this checklist. Allow 30–60 minutes and work room by room.

Print it. Bring it. Check every room.

Room-by-room checks

Check items as you go. Photograph anything that needs follow-up.

REPAIRS & SELLER OBLIGATIONS

- ☐ All repairs agreed to in writing appear complete.
- ☐ Receipts, invoices or warranties are available if required.
- ☐ No unwanted furniture, construction materials or garbage remain.
- ☐ Included and excluded items match the purchase agreement.

Notes

PLUMBING

- ☐ Run hot and cold water at every sink, tub and shower.
- ☐ Water pressure is reasonable and drains clear properly.
- ☐ Toilets flush and refill; no leaks visible under sinks.
- ☐ Sump pump, water softener and water heater remain if included.

Notes

WALLS, CEILINGS & FLOORS

- ☐ No new water stains, holes, scratches or moving damage.
- ☐ Areas previously hidden by furniture and rugs are checked.
- ☐ Stairs, railings, tile, hardwood and trim remain intact.

Notes

APPLIANCES

- ☐ Refrigerator is cooling and the freezer is cold.
- ☐ Stove burners and oven turn on.
- ☐ Dishwasher, washer, dryer, microwave and range hood power up.
- ☐ Appliances are the same units agreed to in the purchase.

Notes

ELECTRICAL

- ☐ Light fixtures, switches, ceiling fans and bathroom fans work.
- ☐ Included fixtures and smart-home devices are still present.
- ☐ Test a sample of outlets with a charger or outlet tester.

Notes

HEATING & COOLING

- ☐ Thermostat responds and air moves through the vents.
- ☐ Furnace, air conditioner or heat pump is present and operating.
- ☐ No new warning lights, unusual odours or obvious leaks.

Notes

Guelph-specific final checks

Ontario weather and local property types create a few extra things worth checking.

WINDOWS, DOORS & SECURITY

- ☐ Exterior doors close, lock and unlock; patio doors slide properly.
- ☐ Test a selection of windows, locks and screens.
- ☐ Garage doors open and close; remotes and keypad details are available.
- ☐ Keys, mailbox keys, alarm codes and smart-lock instructions are accounted for.

Notes

EXTERIOR, GARAGE & SEASONAL ITEMS

- ☐ No new damage from moving trucks, snow clearing or recent storms.
- ☐ Decks, fences, sheds, gates and exterior fixtures remain as agreed.
- ☐ Landscaping and shrubs that were to remain have not been removed.
- ☐ Check eavestroughs, downspouts and grading; note anything hidden by snow or ice.
- ☐ For pools or irrigation, verify equipment and condition where the season allows.

Notes

CONDOS, TOWNHOMES & OLDER GUELPH HOUSES

- ☐ Condos: confirm parking, locker, fobs and building access items.
- ☐ Townhomes: check shared fences, exterior taps and garage access.
- ☐ Older homes: look for fresh water marks, basement dampness or changes around the electrical panel.

Notes

Found a problem?

Photograph it, write down the location, and contact your Realtor immediately. Do not assume a concern automatically allows you to delay or cancel closing — serious issues should be reviewed with your Ontario real estate lawyer.

Re/Max Real Estate Centre Inc., Brokerage · Guelph & area
(519) 710-7015 · carmen@lombardihomes.com · guelphproperty.ca

CARMEN LOMBARDI, REALTOR® BROKER