

Your Final Walkthrough Checklist

Your Final Property Visit Before Closing in Ontario – With Shen Walji

The final walkthrough is your last opportunity to make sure the home you're about to legally own is in the same condition as when you made the offer. I'll walk through the property with you to confirm everything is in place, working, and damage-free. If there's a problem, I'll guide you step-by-step in resolving it quickly and professionally—often without delaying your closing date.

Essential Checklist – Room by Room

- ☐ Test all lights, switches, and electrical outlets.
- ☐ Run all faucets, showers, and flush toilets to check for leaks or low pressure.
- ☐ Confirm all included appliances (fridge, oven, stove, dishwasher, microwave) are still present and functional.
- ☐ Test the HVAC systems to ensure heating and cooling work properly.
- ☐ Open and close all doors and windows, checking locks, handles, and seals.
- ☐ Inspect ceilings, walls, and floors for new scratches, holes, or stains.
- ☐ Verify that all items listed as inclusions (mirrors, light fixtures, blinds, etc.) are still in the home.
- ☐ We'll confirm that any promised repairs were completed as agreed.
- ☐ Inspect the exterior: yard, driveway, deck, sheds, gates.
- ☐ Ensure the seller hasn't left junk or debris behind – the home should be broom-swept clean.



What If We Find a Problem?

If we find anything concerning, I'll document it with you using photos and video, and help you craft a clear message to send to your lawyer. It's important to note that while I will guide you on what to communicate, the responsibility to send any legal correspondence and documentation rests with you. We will work together to prepare a concise and professional summary of the issue and suggested remedies, which your lawyer can then act upon. This ensures everyone stays within their professional boundaries while still working as a team to protect your interests.

Legal Responsibilities and Remedies

Sellers are legally required to deliver the home in the same condition it was when the deal was made. That includes everything promised in the Agreement of Purchase and Sale (APS). If anything is missing or damaged, I'll work with your lawyer to protect your rights. That could mean a holdback of funds, negotiation for compensation, or even legal claims if needed. We'll handle it the right way without jeopardizing your deal.

Shen's Pro Tip

Bring your APS, Schedule A and B, the inspection report, and this checklist to the final walkthrough. I'll make sure we don't miss a thing. If I spot anything out of place, I'll act fast to protect your interests. This is your final line of defence before becoming the legal owner—and I've got your back.

Remember, the final walkthrough is not the time to casually show off your new home to friends or family. It's a serious undertaking to protect your investment and ensure everything is as promised.



Inspecting Seller Promised Repairs and Empty Property Conditions

If any issues or deficiencies were flagged during the home inspection and the seller agreed in writing to complete repairs before closing, now is our time to verify that those repairs were completed properly and in accordance with what was promised. Bring a copy of your signed agreement or repair list so we can confirm the work was done to expectation. This may include patched walls, plumbing or electrical fixes, or installation of new parts or appliances.

It is also a good idea to ask the listing agent exactly when the seller or their tenants plan to be fully moved out. Once the home is cleared of furniture and personal items, we will have an opportunity to inspect the condition of the walls, floors, baseboards, and fixtures without obstruction. This is often when we discover new issues such as dents, scratches, or damage made during the move-out process.

This revisit is not meant to be a celebration or a time to show off your new home to friends and family. It is a serious appointment with the purpose of protecting your investment and making sure that everything has been handled as agreed.

