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How To Handle The Walk Through



If the circumstances don't require the assistance of an architect, engineer or contractor to accompany you during the walk through, here are a few suggestions as to what to look for during your pre-closing inspection:

- Make sure to test all appliances, air conditioning and heating units, as well as plumbing and light fixtures.
- If the apartment has hardwood floors, make sure that the floors were not damaged when the seller moved his or her possessions out.
- The apartment should be delivered "broom clean and vacant of all tenancies". If the seller has done an inadequate job of cleaning the apartment before closing, an adjustment should be made at closing to reimburse you for the cost of hiring someone to clean the apartment prior to the time you move in.
- Sellers can have a funny habit of leaving stuff that they don't want and taking stuff they were supposed to leave. The seller should be obligated to remove any unwanted personal property as soon as possible after the closing. Items that should have been left in the apartment but were removed must be adjusted for at closing.

New York City is awash in water leaks. Make sure you check all floors, ceilings and walls for any evidence of water damage.

For a more in depth look at pre-closing inspections, see "[Inspecting Your Apartment Before Closing](#)".

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