Orlando Final Walkthrough Checklist

Before the keys: observe, document and confirm.



Conceptual AI illustration. Not an actual property, listing or client result.

One expectation. One observation. One clear next question.

An original, printable organizer for the final property visit, closing questions and the handoff of an Orlando-area home.

12 pages · Reviewed October 28, 2026

A planning tool, not an inspection, contract, legal notice or permission to take possession.

Set up a useful visit

Confirm access and timing with your agent and the actual agreement. This guide sets no universal walkthrough deadline.

Private property reference / visit date and time

Agent or access contact / permission confirmed by

Who will attend / who can answer technical questions

OBSERVE SAFELY

Stay in permitted, safely accessible areas at ground level. Do not use ladders or enter roofs, attics, crawl spaces or hazardous areas. Do not open panels or operate unfamiliar equipment. Stop if there is danger or uncertainty.

BRING A REFERENCE, NOT A MEMORY

- ☐ Actual signed agreement and relevant written repair or inclusion commitments, available securely.
- ☐ Earlier permitted observations or photo references; questions already raised with your agent.
- ☐ This workbook and a way to contact the appropriate professional privately.

LIMITED OBSERVATION

A walkthrough does not replace a professional home inspection or certify repair quality, code compliance or hidden condition. Ask the appropriate qualified professional about unresolved technical questions.

Quick start: plan here, map expectations on page 3, and use page 7 for any difference that needs follow-up.

What is expected?

Before the visit, turn the actual agreement into a short reference list. Include only commitments relevant to this transaction.

Item or commitment	Document / date / page	Expected condition or status	Who can clarify?

The one expectation I most need to clarify before the visit

THE ACTUAL DOCUMENTS CONTROL

This organizer creates no obligation or deadline and does not interpret the agreement. Ask your agent or attorney which document applies when references differ.

A room-by-room record

Describe what you can safely observe. “Observed” records a visit; it does not mean the area passed an inspection.

STATUS KEY: O = OBSERVED / F = FOLLOW-UP / N = NOT CHECKED

Area / location	O / F / N	What I observed / private photo reference	Next question / person
Entry / living space			
Kitchen / dining			
Sleeping rooms			
Bath / laundry			
Other interior			
Permitted exterior area			

DOCUMENT ONLY WHAT IS NEEDED

Use factual descriptions rather than diagnoses. Take only permitted, necessary photos; avoid occupants’ personal information and security details. Keep images private with the relevant professional.

Evidence, then questions

List only work tied to your actual written commitments. Organize the evidence and who needs to review it.

Work / agreement reference	Invoice, warranty or other evidence received	Reviewer / question still open

Evidence still missing / person asked / expected next confirmation

A RECEIPT IS NOT A TECHNICAL CONCLUSION

An invoice, photo or warranty can help document work. It does not by itself establish repair quality, safety or compliance. Ask a suitable qualified professional about any technical review still needed.

Items and handoff materials

Use your signed agreement to identify what is included or excluded. Do not assume every appliance, fixture or device stays.

Item / location	Actual agreement reference	Observed / not checked / question	Materials or demonstration needed

One ordinary-use explanation I want from the appropriate person

NO CODES OR ACCOUNT DETAILS

Record whether manuals, warranty information or an authorized handoff are available. Do not write passwords, access codes, serial-linked account credentials or security settings here. Ask before using any device.

A difference worth resolving

Repeat this page as needed. Send facts promptly to your agent; ask which professional and process apply.

Location / date observed / permitted private photo label

What I observed — factual description, without a diagnosis

Relevant actual document / date / page or clause reference

Person contacted / date / method

Question to ask — including whether a formal notice or deadline needs attention

Next confirmation / responsible person / current status

THIS IS A CONVERSATION RECORD

This page does not deliver contractual notice, change a deadline, waive a condition or create a right to delay, cancel, receive a refund, credit or holdback. Ask your agent or attorney what your agreement requires.

Documents and money readiness

Keep sensitive documents and payment instructions in the secure channels established by your lender and settlement professional.

ASK THE LENDER WHAT APPLIES

For most covered purchase mortgages, the lender must provide the Closing Disclosure at least three business days before closing. Cash purchases and certain loan types differ. Ask your lender about your loan and timing; this is not a deadline calculator.

Document / question	Received or requested	Reviewer / next confirmation
Applicable Closing Disclosure / latest Loan Estimate		
Other closing documents requested in advance		
Difference or question for lender / settlement professional		

STOP AT A PAYMENT-INSTRUCTION CHANGE

Independently verify instructions through a previously trusted contact channel. Do not use a new number or link supplied with a change. If you suspect fraud, contact your financial institution immediately and report to IC3.gov; recovery is not guaranteed.

Trusted contact / date / verification method / status only

Do not enter account or routing numbers, wire instructions, IDs, loan documents or signatures in this workbook or an ordinary website inquiry.

Before authorized possession

Keep these confirmations separate. Signing a document or receiving a key alone does not establish permission to move in.

Confirmation to request	Who confirmed / date / current status
Signing arrangements and remaining document questions	
Closing / funding status from settlement professional	
Actual contract-authorized possession and key-release arrangement	

Access item / provider / move arrangement	Count or status — no codes	Who / next confirmation
Keys / remotes / access materials		
Utility provider / service dates		
Mover / association / reservation questions		

ACTUAL ADDRESS, ACTUAL PROVIDER

Verify service territory and requested dates directly with providers. An Orlando mailing address may be outside City limits; neither a neighborhood name nor a ZIP code establishes utility service or move rules.

Questions for this property

Select only what applies. Ask the right professional; this is not a technical test or a universal neighborhood checklist.

OLDER RESALE

Which earlier observations remain open, and who should review any change before the next decision?

CONDO / TOWNHOME / ASSOCIATION

Who confirms current access, move arrangements, shared-area questions and remaining association documents?

NEW CONSTRUCTION

Which written completion or orientation items remain open, and how does the builder record the next confirmation?

POOL / SOLAR / SMART DEVICES

Which qualified person or provider can explain operation, ownership or authorized account transfer? Do not test unfamiliar systems.

My property-specific question / professional to ask

Orlando-area focus: College Park, Winter Park, Baldwin Park, Audubon Park, Downtown Orlando, Lake Nona, Mills 50 / Colonialtown and Delaney Park. Features and obligations vary by property. College Park and ZIP 32804 are not interchangeable boundaries.

What would help you next?

Use this short, privacy-safe brief for a future Orlando-area purchase. Keep transaction documents with the relevant professionals.

Area or neighborhood I am considering

Target month / buying stage

The one planning question I would like help with

Preferred way to be contacted

ALREADY REPRESENTED?

Use this workbook with your own agent and keep transaction-specific questions with them. This resource does not ask you to change representation.

Planning a purchase around Orlando?

Talk with Daniel Wilson about your area, timing and next question.

Request a personal home-search conversation
Call 407-808-9931

Daniel serves the Orlando area and surrounding communities, with a focus on downtown neighborhoods and Winter Park. An approximate 45-mile area describes service focus, not a guaranteed commute, jurisdiction or property fit.

Keep the original sources close

Primary resources checked October 28, 2026. Tap a title in this PDF to open it. Sources do not endorse this guide or Daniel Wilson.

CFPB | Close the deal

Property and document questions before signing.

CFPB | Review documents before closing

Compare applicable mortgage documents; ask about differences.

CFPB | Which documents should I receive?

Closing Disclosure timing and loan-type exceptions.

CFPB | Schedule a home inspection

Professional inspection is a separate assessment.

NAR | Your final walk-through

General handoff context; this workbook uses original worksheets.

Florida Realtors | When has closing occurred?

2023 legal context; confirm your actual transaction and possession.

Florida DBPR | Home inspector FAQs

Professional licensing information.

FBI | Business email compromise

Payment-instruction verification and suspected-fraud response.

CFPB | Mortgage-closing scam warning

Establish trusted contacts; verify through those channels.

OUC | Start, stop or move

Provider and service-date confirmation for its service area.

Winter Park | Electric Utility

Check actual-address service arrangements.

City of Orlando | Check Your Address

An Orlando mailing address does not establish City limits.

HOW TO USE THIS WORKBOOK

General education and original organizing prompts only. Actual agreements, lender requirements and professional advice govern your transaction. It is not legal, tax, lending, inspection or engineering advice; it creates no notice, waiver, certification or outcome guarantee.

Read the companion walkthrough article · Orlando buyer's guide
Home-inspection resource · Contact Daniel · 407-808-9931