

BUYER'S WALK-THRU INSPECTION

TO: _____, the seller of the real property commonly known as _____, noted below are my/our findings of the physical condition of the above mentioned real property, as of _____, 20_____.

1. PURPOSE OF WALK-THRU INSPECTION

Buyer understands that the purpose of this walk-thru inspection is to determine that the property and improvements thereon are in the same general condition on this date as on the date of Seller's acceptance of the Contract and to inspect all appliances and mechanical equipment to determine whether they are in working order as provided in the Contract under "Condition of Property".

2. BUYER'S INSPECTION

On _____, 20_____ Buyer personally inspected the property and acknowledges that the property and improvements are now in the same general condition as on the date of Seller's acceptance of the Contract, and accepts all items marked as "OK" below to be in working order, and acknowledges that Seller has fully performed Seller's promise set forth in the Contract except as to the items listed below in ITEMS TO BE REPAIRED. Should repairs be necessary with respect to any of the items listed in ITEMS TO BE REPAIRED, said repairs shall be completed by Seller at Seller's cost on or before: _____, 20_____.

- | | |
|--|---|
| <input type="checkbox"/> Range (Gas/Electric) _____ | <input type="checkbox"/> Furnace (Floor/ Forced Air) _____ |
| <input type="checkbox"/> Oven (Gas/Electric) _____ | <input type="checkbox"/> Wall Heaters (Gas/Electric) _____ |
| <input type="checkbox"/> Exhaust Fan (Kitchen) _____ | <input type="checkbox"/> Air Conditioner (Central/Wall) _____ |
| <input type="checkbox"/> Exhaust Fan (Kitchen) _____ | <input type="checkbox"/> Air Conditioner (Central/Wall) _____ |
| <input type="checkbox"/> Exhaust Fan (Bathrooms) _____ | <input type="checkbox"/> Water Heater _____ |
| <input type="checkbox"/> Plumbing (Kitchen) _____ | <input type="checkbox"/> Pool & Equipment _____ |
| <input type="checkbox"/> Garbage Disposal _____ | <input type="checkbox"/> Pool Heater _____ |
| <input type="checkbox"/> Dishwasher _____ | <input type="checkbox"/> Pool Filter _____ |
| <input type="checkbox"/> Electrical Fixtures _____ | <input type="checkbox"/> Spa / Hot Tub _____ |
| <input type="checkbox"/> Electrical Switches _____ | <input type="checkbox"/> Sprinklers _____ |
| <input type="checkbox"/> Electrical Outlets _____ | <input type="checkbox"/> TV Antenna / Controls _____ |
| <input type="checkbox"/> Fireplace / Equipment _____ | <input type="checkbox"/> Security System _____ |
| <input type="checkbox"/> Smoke Detector _____ | <input type="checkbox"/> Garage Opener _____ |
| <input type="checkbox"/> Plumbing _____ | <input type="checkbox"/> Intercom _____ |
| <input type="checkbox"/> Doorbell _____ | <input type="checkbox"/> Landscaping _____ |
| <input type="checkbox"/> Windows / Glass _____ | <input type="checkbox"/> Microwave Oven _____ |
| <input type="checkbox"/> Screens _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Shower Doors _____ | <input type="checkbox"/> Other _____ |

3. ITEMS TO BE REPAIRED:

4. All fixtures, window coverings, floor coverings, and TV antenna are existing as outlined in the Contract.

5. By signing this document, Buyers do not waive any of their contractual rights contained in the Purchase Contract. Said Buyers also agree to hold the real estate brokers and salespersons harmless for any developments that may take place after close of escrow.

 Buyer Date

 Buyer Date

SELLER ACKNOWLEDGES RECEIPT OF THIS WALK-THRU REPORT AND AGREES TO REPAIR THE ITEMS LISTED IN PARAGRAPH # 3 ABOVE.

 Seller Date

 Seller Date