



PROPERTY WALK-THROUGH VERIFICATION

PROPERTY ADDRESS: _____ Date: _____

Pursuant to the terms of the Purchase Agreement, Buyer is entitled to a walk-through of the Property prior to Close of Escrow (COE) to ensure the Property and all major systems, appliances, heating/cooling, plumbing and electrical systems and mechanical fixtures are as stated in Seller's Real Property Disclosure Statement, and that the Property and improvements are in the same general condition as when the Purchase Agreement was executed by Seller and Buyer. To facilitate Buyer's walk-through, Seller is responsible for keeping all necessary utilities on. If any systems cannot be checked by Buyer on walk-through due to non-access or no utilities, then Buyer reserves the right to hold Seller responsible for defects which could not be detected on walk-through because of lack of such access or utilities. The purpose of the walk-through is to confirm (a) the Property is being maintained (b) repairs, if any, have been completed as agreed, and (c) Seller has complied with Seller's other obligations. **If Buyer elects not to conduct a walk-through inspection prior to COE, then all systems, items and aspects of the Property are deemed satisfactory, and Buyer releases Seller's liability for costs of any repair that would have reasonably been identified by a walk-through inspection, except as otherwise provided by law. The undersigned agree to hold Broker(s) and agents harmless from all liability, claims, damages, demands or costs arising from the Purchase Agreement or condition of the Property.**

The Buyer(s) or their authorized representative, _____, (Name of Authorized Representative) has personally conducted the below described inspection and acknowledge:

1. Except as otherwise noted below, all items of the subject property are acceptable to Buyer, and Seller has completed all repairs as agreed to by the Buyer and Seller with the following exceptions: _____

_____.

2. The following items were not able to be checked: _____

_____.

3. ___ See attached supplemental escrow instructions regarding funds held. **-OR-** ___ Not Applicable.

SELECT ONE:

Broker recommends that Buyer conduct a Property Walk-Through. If Buyer does not do so, Buyer is acting against the advice of the Broker.

- The undersigned party(ies) acknowledge receipt of the Property Walk-Through and Release. **-OR-**
- Buyer hereby **WAIVES** the walk-through inspection.

Buyer/Authorized Rep.: _____ Date: _____ Time: _____

Buyer/Authorized Rep.: _____ Date: _____ Time: _____