



FINAL WALK-THROUGH INSPECTION

Final Condition-of-Property Confirmation

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: This form is used by a buyer's agent when the buyer conducts a final walk-through inspection at the time for closing escrow and observes that requested repairs have not been completed, to make a demand on the seller to complete the repairs.

DATE: _____, 20____ at _____, California.

TO SELLER: _____

FACTS:

1. Buyer entered into a purchase agreement with you dated _____, 20____, agreeing to buy real estate referred to as _____.
2. The purchase agreement calls for a **final walk-through inspection** of the real estate by Buyer, or a representative of Buyer.
 - 2.1 The purpose of the final walk-through is to verify that the condition of the real estate at the time of closing is substantially the condition reasonably expected by Buyer based on observations by Buyer and representations made by Seller or Seller's Agent to Buyer or Buyer's Agent prior to acceptance of the purchase agreement.
3. The purchase agreement calls for Buyer to notify Seller on completion of Buyer's final walk-through inspection of the following:
 - 3.1 any lack of maintenance during the escrow period; or
 - 3.2 failure of Seller to make repairs and correct defects, which Seller was given notice of after Buyer's receipt of the Condition of Property Transfer Disclosure Statement (TDS) and Property Inspection — Request for Repairs. [See **RPI** Forms 304 and 269]
4. By this notice of the need for repair or maintenance, Buyer does not intend to cancel the purchase agreement or avoid Buyer's obligation to perform on the purchase agreement.
 - 4.1 Buyer will close as scheduled or as soon thereafter as completion of any repairs and maintenance can be verified by Buyer.

ACCORDINGLY:

5. Buyer hereby confirms the condition of the property on the final walk-through inspection satisfies Buyer's expectations of its physical condition regarding both the land and its improvements, except for the following list of items regarding the condition of the property.
 - 5.1 Buyer hereby notifies Seller of the condition of the property which is not in working order or has not been corrected as previously requested and makes a demand on Seller to repair, replace or correct the following itemized condition(s) prior to closing: _____

I agree to the terms stated above.

Date: _____, 20____

Buyer: _____

Buyer: _____

Seller hereby acknowledges receipt of a copy.

Date: _____, 20____

Seller: _____

Seller: _____