



WALK-THROUGH INSPECTION AND RELEASE



PROPERTY ADDRESS: _____ Date: _____

The following aspects of the above referenced property have been personally inspected by the undersigned Buyer(s) or their authorized representative. Any unsatisfactory conditions should be noted in item 1 on page 2. Any items that cannot be checked should be noted in item 2 on page 2.

GENERAL

Working

	Yes	No	N/A
Air-Conditioning			
Alarm System			
Automatic Garage Door			
Breaker Box			
Carbon Monoxide Detector(s)			
Central Vacuum			
Door Bell(s)			
Doors and Windows			
Heating			
Intercom			
Smoke Detector(s)			
Thermostat(s)			
Water Conditioner			
Water Heater(s)			

KITCHEN

Working

	Yes	No	N/A
Ceiling Fan			
Dishwasher			
Doors and Windows			
Faucets			
Garbage Disposal			
Microwave			
Outlets			
Oven			
Oven Hood/Fan			
Range			
Refrigerator			
Switches			
Trash Compactor			

LIVING ROOM

Working

	Yes	No	N/A
Ceiling Fan			
Doors/Windows			
Fireplace			
Light Fixtures			
Outlets			
Switches			

DINING ROOM

Working

	Yes	No	N/A
Ceiling Fan			
Doors/Windows			
Fireplace			
Light Fixtures			
Outlets			
Switches			

FAMILY ROOM

Working

	Yes	No	N/A
Ceiling Fan			
Doors/Windows			
Fireplace			
Light Fixtures			
Outlets			
Switches			

BEDROOMS

Master Bedroom

Working

	Yes	No	N/A
Ceiling Fan			
Doors/Windows			
Fireplace			
Light Fixtures			
Outlets			
Smoke Detector			
Switches			

Bedroom #2

Working

	Yes	No	N/A

Bedroom #3

Working

	Yes	No	N/A

Bedroom #4

Working

	Yes	No	N/A

Bedroom #5

Working

	Yes	No	N/A

BATHROOMS

Master Bathroom

Working

	Yes	No	N/A
Ceiling Fan			
Doors/Windows			
Exhaust Fan			
Light Fixtures			
Outlets			
Plumbing			
Faucets			
Shower			
Sink(s)			
Toilet			
Tub			
Switches			

Bathroom #2

Working

	Yes	No	N/A

Bathroom #3

Working

	Yes	No	N/A

Bathroom #4

Working

	Yes	No	N/A

Bathroom #5

Working

	Yes	No	N/A

MISCELLANEOUS

Working

	Yes	No	N/A
Pool			
Pool Equipment			
Spa			
Washer			
Dryer			

Working

	Yes	No	N/A
Sprinklers			
Front			
Rear			
Sides			

A walk-through of the property ensures that 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 signed by Seller and Buyer. The walk-through confirms that repairs, if any, have been completed as agreed, and that Seller has complied with Seller's other obligations. _____

The Buyer(s) or their authorized representative, _____, have personally
Name of Authorized Representative
 conducted the above 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.

Exceptions: _____

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

3. See Funds Held Supplemental Escrow Instructions

We hereby acknowledge receipt of a copy of this Inspection and release any and all brokers and agents from further responsibility and liability in this matter.

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

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

Received by:

Seller: _____ Date: _____ Time: _____

Seller: _____ Date: _____ Time: _____