



BERKSHIRE HATHAWAY | Elite Real Estate
HomeServices

BUYER WALK-THROUGH INSPECTION

Property Address: _____

The purpose of this Walk-Through Inspection is to satisfy the Buyer regarding the condition of the Property. Buyer understands and agrees that this Walk-Through Inspection is not a contingency of the purchase and sale, unless it was expressly made a contingency of prior contractual agreement by the Buyer and Seller.

Buyer acknowledges that (1) Property is in substantially the same condition as on the date of acceptance of the REPC and/or that (2) Seller has completed any alterations, repairs, replacements, or modifications as agreed to by the Buyer and Seller with the following exceptions:

Buyer acknowledges that Buyer has been advised as to the merits of hiring inspection firms and contractors to evaluate square footage, lot lines, structural, sewer, or septic systems and soil conditions, as well as the structural components such as plumbing, electrical, heating and air-conditioning systems. Buyer reaffirms that Buyer has been advised of the availability of home protection plans, which provide limited coverage for certain repairs but do not cover pre-existing defects.

The evaluation of the condition of the Property, including any items listed above, is based upon a personal inspection by Buyer and/or tests, surveys, inspections, or other studies performed by inspector(s) selected by Buyer.

This acknowledgement and evaluation is not based upon any statement or representation by the broker(s), associate licensee(s) or employees. We agree to hold broker(s) and agents harmless from any liability, claims, demands, damages, or costs arising out of the contractual obligations of the Buyer and Seller concerning the condition of Property. Buyer understands that this Walk-Through Inspection is not intended in any way to alter the contractual obligations of Seller regarding the condition of Property to be delivered to the Buyer at the possession date.

Receipt of a copy is hereby acknowledged.

Date _____

Buyer _____

Date _____

Buyer _____

Waiver of Walk-Through Inspection

Buyer acknowledges that Buyer has been advised to conduct a walk-through inspection prior to closing and hereby declines to conduct or have such inspection conducted. Buyer agrees to hold Broker(s) and its agents harmless from any liability, claims, damages, or costs arising out of the failure to conduct such inspection, including any errors in square footage and/or lot lines.

Receipt of a copy is hereby acknowledged.

Date _____

Buyer _____

Date _____

Buyer _____