

Pre-settlement Walk Through Inspection

Property Address _____

There are several different contract forms in use in the Washington DC Metropolitan area. Typically most contracts give a purchaser the right to conduct one (1) final walk through inspection. The most common language in these contracts calls for the property to be delivered at settlement:

1. In substantially the same condition as the time the contract was written except that the plumbing system, air-conditioning/heating systems (except portable units), electrical system, and mechanical systems (things operated by power equipment), and appliances to be in operating condition.
2. The property to be delivered with no trash or debris and broom clean (anything large enough to be swept out with a broom removed.)
3. There may also be work specifically listed in the contract which the seller agreed to perform prior to settlement.

Please note that contract language varies and some properties are sold "As is". Consult your contract for details.

I have conducted a final walk through inspection of the above referenced property and:

- I find the property condition meets the terms of my contract.
- I find the property meets the terms of my contract except for the following items:

Purchaser

Purchaser