

Lynchburg Association of REALTORS®
FINAL WALKTHROUGH INSPECTION REPORT/ADDENDUM

THIS REPORT/ADDENDUM to the Purchase Agreement dated _____, 20__ (the "Purchase Agreement"), by and between _____ ("Seller") and _____ ("Purchaser") for the purchase and sale of certain real property known as _____, Virginia (the "Property"), provides as follows:

1. Pursuant to Paragraph 22 E. of the Purchase Agreement, Seller agreed to deliver the Property in broom-clean condition and to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the date the Purchase Agreement is executed by Seller and settlement or Purchaser's occupancy, whichever occurs first. Seller also granted Purchaser the right to make a pre-occupancy or pre-settlement inspection to verify that the condition of the Property conforms to the Purchase Agreement and to ensure that repairs by Seller, if any, have been completed. Purchaser has conducted a pre-occupancy or pre-settlement inspection of the Property and **[select A or B below]**:

☐ A: Purchaser agrees to accept the Property in its present condition at settlement or occupancy, whichever occurs first, and confirms that repairs to the Property, if any, have been completed satisfactorily. Thus, this document is deemed a final report and not an addendum to the Purchase Agreement. The signature of Seller is optional.

OR

☐ B: Purchaser agrees to accept the Property in its present condition at settlement or occupancy, whichever occurs first, except for the following repairs or conditions which do not conform to the terms of the Purchase Agreement (collectively the "Deficiencies"):

2. If there are Deficiencies listed in B above, then this document shall be deemed an Addendum attached to and made a part of the Purchase Agreement, and shall require the signatures of Purchaser and Seller. Further, Seller agrees to correct the Deficiencies set forth in B above at Seller's expense prior to **[select one]**: ☐ the settlement date for the Property **OR** ☐ _____ (insert date). If the foregoing date is after settlement, the terms and conditions of this Addendum shall survive closing. Except as modified by this Addendum, all other terms and conditions of the Purchase Agreement are hereby ratified and reaffirmed.

WITNESS the following authorized signatures:

_____ Purchaser	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Seller	_____ Date

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