

**PRE-SETTLEMENT WALKTHROUGH REPORT**

**PSW**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 **PROPERTY** \_\_\_\_\_

2 **BUYER** \_\_\_\_\_

3 **SELLER** \_\_\_\_\_

4 **DATE OF AGREEMENT** \_\_\_\_\_

5 **DATE OF WALKTHROUGH** \_\_\_\_\_

6 **1. BUYER'S OPTION TO CONDUCT WALKTHROUGH**

7 (A) The Agreement of Sale provides Buyer with the right to conduct a pre-settlement walkthrough of the Property to confirm to the  
8 best of Buyer's knowledge:

9 1. The Property is in the same condition as it was on the Execution Date of the Agreement of Sale.

10 2. The Property is broom-clean and free of debris.

11 3. All personal property included in the Agreement of Sale is on the Property.

12 4. All repairs or improvements required by the Agreement of Sale, any addenda, or the lender have been completed.

13 (B) Buyer has completed the pre-settlement walkthrough provided for in the Agreement of Sale unless checked below:

14  Buyer has waived the right to conduct a pre-settlement walkthrough and accepts the Property in its present condition.

15 **2. WALKTHROUGH RESULTS**

16 (A) Buyer is not trained as a certified inspector, nor is the walkthrough intended to be a home inspection.

17 (B) After completing the walkthrough, Buyer:

18  Accepts the Property in its present condition.

19  Confirms that all of the items in Paragraph 1(A) are to the Buyer's satisfaction, with the exception of the following:

20 1. Items to be completed prior to settlement: \_\_\_\_\_

21 \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 \_\_\_\_\_

25 2. Items to be completed within \_\_\_\_\_ days (5 if not specified) following settlement: \_\_\_\_\_

26 \_\_\_\_\_

27 \_\_\_\_\_

28 \_\_\_\_\_

29 \_\_\_\_\_

30 **This Pre-settlement Walkthrough Report will survive settlement.**

31 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

32 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

33 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

34 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

35 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

36 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

