

ITEMS TO CONVEY/FINAL WALK-THROUGH INSPECTION

Seller Midway Berkeley Properties LLC

Street Address 4909 valley Road County Morgan

City Berkeley Springs, West Virginia, Zip _____

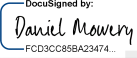
- | Yes | # Items | Yes | # Items | Yes | # Items |
|--------------------------|---------------------|--------------------------|--------------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | ___ Alarm System | <input type="checkbox"/> | ___ Garage Opener | <input type="checkbox"/> | ___ Storage Shed |
| <input type="checkbox"/> | ___ Microwave | <input type="checkbox"/> | ___ w/remote | <input type="checkbox"/> | ___ Stove or Range |
| <input type="checkbox"/> | ___ Ceiling Fan | <input type="checkbox"/> | ___ Heating Stove | <input type="checkbox"/> | ___ Wall Mount Brackets |
| <input type="checkbox"/> | ___ Clothes Dryer | | _____ (Type) | <input type="checkbox"/> | ___ Wall Oven |
| <input type="checkbox"/> | ___ Clothes Washer | <input type="checkbox"/> | ___ Hot Tub, Equip & Cover | <input type="checkbox"/> | ___ Water Treatment System |
| <input type="checkbox"/> | ___ Cooktop/Counter | <input type="checkbox"/> | ___ Playground Equipment | <input type="checkbox"/> | ___ Window A/C Unit |
| <input type="checkbox"/> | ___ Dishwasher | <input type="checkbox"/> | ___ Pool, Equip, & cover | <input type="checkbox"/> | ___ Window Blinds/Shades/Hardware |
| <input type="checkbox"/> | ___ Disposal | <input type="checkbox"/> | ___ Refrigerator w/o ice maker | <input type="checkbox"/> | ___ Window Treatments Installed |
| <input type="checkbox"/> | ___ Freezer | <input type="checkbox"/> | ___ Refrigerator w/ice maker | | |

A. **Smart Devices** _____

B. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:

C. **Other Items To Convey:** _____

D. **Items NOT listed DO NOT convey.**

SELLER:  4/18/2024 | 7:39 PDT PURCHASER:

Signature Date Signature Date

Signature Date Signature Date

FINAL WALK-THROUGH INSPECTION

Final Walk-Through Inspection made on _____.
Purchaser has inspected the property and found it to be in accordance with the terms of the Contract. All items are in acceptable condition (see Residential Sales Contract #9), Exceptions are noted below.

- Seller to credit the Purchaser \$ _____.
- Repairs to be paid from escrow as per escrow agreement.
- Seller to correct discrepancies within _____ days.

The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER: _____ PURCHASER: _____

Signature Date Signature Date

Signature Date Signature Date