

BUYER'S INSPECTION NOTICE AND SELLER'S RESPONSE



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Contract dated: _____ MONTH _____ DAY, _____ YEAR

Seller: _____

Buyer: _____

Premises Address: _____

BUYER INSPECTIONS AND INVESTIGATIONS COMPLETED

Buyer has completed all desired:

- (a) physical, environmental, and other inspections and investigations;
- (b) inquiries and consultations with government agencies, lenders, insurance agents, architects, and other persons and entities;
- (c) investigations of applicable building, zoning, fire, health, and safety codes;
- (d) inquiries regarding sex offenders and the occurrence of a disease, natural death, suicide, homicide or other crime on the Premises or in the vicinity;
- (e) inspections and investigations pertaining to square footage, wood-destroying organisms or insects, sewer/on-site wastewater treatment system, flood hazard, swimming pool barriers, and insurance; and
- (f) inspections and investigations of any other items important to the Buyer.

Buyer has verified all information deemed important including:

- (a) MLS or listing information; and
- (b) all other information obtained regarding the Premises.

Buyer elects as follows:

- Premises Accepted – No corrections requested. Buyer accepts the Premises in its present condition and no corrections or repairs are requested.
- Premises Rejected – Buyer disapproves of the items listed below and elects to immediately cancel the Contract.
- Buyer elects to provide Seller an opportunity to correct the disapproved items listed below.

Items disapproved: _____

Buyer acknowledges that the Broker(s): (1) make no representations concerning the competency of any inspectors, contractors and/or repair persons and assume no responsibility for any deficiencies or errors made; and (2) neither the Seller nor Broker(s) are experts at detecting or repairing physical defects in the Premises. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

BUYER'S SIGNATURE _____ MO/DA/YR _____

BUYER'S SIGNATURE _____ MO/DA/YR _____



NOTICE OF NON-WORKING WARRANTED ITEMS

Pursuant to Section 5a of the Contract the Seller is obligated to maintain and repair the Premises so that at the earlier of possession or COE all warranted items will be in working condition. To comply with Section 6k of the Contract, Buyer provides Seller with notice of the following non-working warranted item(s) of which Buyer has become aware during the Inspection Period.

BUYER'S SIGNATURE

MO/DA/YR

BUYER'S SIGNATURE

MO/DA/YR

BUYER'S WAIVER OF INSPECTIONS

BUYER ACKNOWLEDGES THAT BUYER WAS ADVISED TO OBTAIN INSPECTIONS OF THE PREMISES BY QUALIFIED INSPECTOR(S) AND BUYER DECLINED. By acting against the Broker's advice, Buyer accepts responsibility and hereby releases, indemnifies and holds harmless Brokers from any and all liability for all matters that professional inspections could have revealed.

BUYER'S SIGNATURE

MO/DA/YR

BUYER'S SIGNATURE

MO/DA/YR

SELLER'S RESPONSE

If Buyer provides Seller an opportunity to correct items disapproved, Seller shall respond within five (5) days or otherwise specified days after delivery of this notice.

Seller responds as follows:

- Seller agrees to correct the items disapproved by Buyer pursuant to terms set forth herein and Section 6j of the Contract.
- Seller is unwilling or unable to correct any of the items disapproved by Buyer.
- Seller's response to Buyer's Notice is as follows:

If there is a conflict between the Contract and this form, the provisions of this form shall be controlling. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

SELLER'S SIGNATURE

MO/DA/YR

SELLER'S SIGNATURE

MO/DA/YR

BUYER'S ELECTION

TO BE COMPLETED ONLY IF SELLER HAS NOT AGREED TO CORRECT ALL ITEMS DISAPPROVED
(See Section 6j, Lines 244-248)

- Buyer elects to cancel this Contract.
- Buyer accepts the Seller's response to Buyer's Notice and agrees to close escrow without correction of those items Seller has not agreed in writing to correct.

If there is a conflict between the Contract and this form, the provisions of this form shall be controlling. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

BUYER'S SIGNATURE

MO/DA/YR

BUYER'S SIGNATURE

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