RESIDENTIAL BUYER'S INSPECTION NOTICE AND SELLER'S RESPONSE

Document updated: February 2014 7



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1.	Contract dated:, 20
	Seller:
3.	Buyer:
	Premises Address:
	Temses Address.
BU	YER INSPECTIONS AND INVESTIGATIONS COMPLETED
(See	Section 6j)
_	er has completed all desired Inspection Period items, such as:
	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, flood hazard,
	swimming pool barriers, and insurance; and
(f) inspections and investigations of any other items important to the Buyer.
_	er has verified all information deemed important including:
,	a) MLS or listing information; and
	b) all other information obtained regarding the Premises.
_	er acknowledges that:
	 a) All desired Inspection Period inspections and investigations must be completed prior to delivering this notice to Seller; b) All Inspection Period items disapproved must be provided in this notice;
	c) Items disapproved shall not include warranted items (see page 2 regarding notice of non-working warranted items);
	d) Buyer's election is limited to the options specified below; and
	e) Buyer is not entitled to change or modify Buyer's election after this notice is delivered to Seller.
Buy	er 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.
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Notice of non-working warranted items: See page 2

MO/DA/YR >>

Premises Address:			
Buyer acknowledges that the Broker(and/or repair persons and assume no re experts at detecting or repairing physica conditions, if any and acknowledges rec	esponsibility for any defic al defects in the Premise	ciencies or errors made; and (2) ne	ither the Seller nor Broker(s) a
SAMPLE * BUYER'S SIGNATURE	MO/DA/YR	SAMP	L E MO/DA/YR
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NOTICE OF NON-WORK Pursuant to Section 5a of the Contract to			
the following non-working warranted item Blank lines deleted			
^ BUYER'S SIGNATURE	MO/DA/YR	BUYER'S SIGNATURE	MO/DA/YR

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MO/DA/YR A BUYER'S SIGNATURE

indemnifies and holds harmless Brokers from any and all liability for all matters that professional inspections could have revealed.

BUYER'S SIGNATURE

Premises Address:
SELLER'S RESPONSE
TO BE COMPLETED ONLY IF BUYER PROVIDES SELLER AN OPPORTUNITY TO CORRECT ITEMS DISAPPROVED ON PAGE 1. (See Section 6j)
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:
The undersigned agrees to the modified or additional terms and conditions, if any, and acknowledges receipt of a copy hereof. SAMPLE MO/DA/YB A SELLER'S SIGNATURE MO/DA/YB MO/DA/YB
BUYER'S ELECTION
TO BE COMPLETED ONLY IF SELLER HAS NOT AGREED TO CORRECT ALL ITEMS DISAPPROVED (See Section 6j) 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.
The undersigned agrees to the modified or additional terms and conditions, if any, and acknowledges receipt of a copy hereof.
SAMPLE * BUYER'S SIGNATURE MO/DA/YR * BUYER'S SIGNATURE MO/DA/YR