



Buyer(s) name(s) exactly as they appear on the purchase agreement.

NOTIFICATION OF UNSATISFACTORY INSPECTION

Greater Hartford Association of REALTORS®, Inc.

Contract date must be entered here.



This notification is with respect to the Real Estate Purchase Contract (the "Contract") dated _____

Enter the property address here.

(Buyer(s)) and

(Seller(s))

concerning the Property located at _____

Seller(s) name(s) exactly as they appear on the purchase agreement.

In accordance with paragraph 17 of the Contract, or the Rider(s) to the Contract, Buyer's inspection(s) is/are unsatisfactory [check one or more]:

- Home Inspection
- Lead Inspection
- Termite or Wood Destroying Insect Inspection
- Asbestos Inspection

- Radon Inspection
- Septic System Inspection
- Well System Inspection
- Other _____

Check all inspections applicable to this request.

A copy of the relevant page(s) from the applicable inspection report(s) is/are attached hereto.

PARAGRAPH 17 OF THE CONTRACT, OR THE RIDER(S) TO THE CONTRACT, ALLOWS BUYER TO EITHER (1) TERMINATE THE CONTRACT OR (2) GIVE SELLER THE OPTION TO CORRECT THE CONDITIONS THAT ARE UNACCEPTABLE TO BUYER

Check one:

Attach the pertinent pages from the inspection report.

(1) Buyer requests that Seller remedy the following unsatisfactory condition(s) at Seller's expense prior to closing [describe work or see attached documentation]:

Check this box and write out the repairs the buyer is requesting. Be specific, include the pages and item numbers from the inspection report that the request is referring to. Where applicable, request the work to be done by licensed professionals i.e. electrician, plumber, etc.

If needed, add an additional blank rider for additional items. Make sure the rider specifies the property address, names of buyers and sellers and contract date as above.

(If this option is selected, Paragraph 17 of the Contract, contract with written notice if Buyer and Seller cannot come to a conditions.)

If buyer decides to terminate after inspections and does not wish to pursue the option of seller making repairs, box #2 is checked.

(2) Buyer hereby elects to terminate the Contract (NOTE: No

NOTE: A fully executed termination agreement is still required.

BUYER(S)

All Buyers to the contract must sign and date here.

Date: _____

THE FOLLOWING SECTION TO BE COMPLETED IF SELLER AGREES TO REMEDY UNSATISFACTORY CONDITIONS. CHECK APPLICABLE BOX.

- The Seller agrees to remedy ALL of the unsatisfactory conditions listed above at Seller's expense prior to closing.
- The Seller agrees to remedy the following unsatisfactory condition(s) ONLY at Seller's expense prior to closing [describe work or see attached documentation]:

Seller(s) will check the first box if agreeing to do all repairs or check the 2nd box and then reply with which items they are willing to repair.

The Buyer ACCEPTS the Seller's agreement as checked above.

All seller(s) as listed on the purchase contract must sign and date here.

SELLER(S)

BUYER(S)

Date: _____

Date: _____
If the buyer(s) agree with what the seller responded, they must sign and date again. Even if the seller agrees to make all the repairs requested, buyers must sign as an acknowledgement of the seller's response and willingness to move forward.