

INDEPENDENT INSPECTION RESPONSE
BUYER'S INSPECTION RESPONSE # _____

1 Date: _____
2 Property Address: _____
3 _____
4 _____

5 **A. Buyer agrees to: (Initial one)**

- 6
7 1. _____ Waive inspection(s) and rely upon the condition of the Property based upon Buyer's own examination.
8
9 2. _____ Accept the Property in the condition reported in the Inspection Report(s).
10
11 3. _____ Accept the Property provided Seller corrects the following condition(s):
12 _____
13 _____
14 _____
15 _____
16 _____
17 _____
18 _____
19 _____
20 on or before _____
21 Buyer shall have the right to inspect and accept Seller's repairs **prior to closing** or **within _____ days**
22 _____
23
24 4. _____ Other: _____
25 _____
26 _____
27 _____

28 **A complete copy** **Appropriate pages** of the Inspection Report is/are attached (including lead-based paint,
29 mold and other biological contaminants and/or radon, if applicable).
30

31 **B. If a Response is required, the Seller shall respond on or before _____ A.M.**
32 **P.M. Noon _____ . IF SELLER FAILS TO RESPOND, OR FAILS TO REQUEST**
33 **IN WRITING AN EXTENSION OF TIME TO RESPOND, SELLER ACCEPTS BUYER'S INSPECTION RESPONSE**
34 **ABOVE.**
35

36 **NOTE: A timely request for extension is not an acceptance of the inspection response, whether or not**
37 **granted. A reasonable time period to respond is required to prevent misuse of this acceptance provision.**
38 **Factors considered in determining reasonable time periods include, but are not limited to, availability of**
39 **responding party to respond, type and expense of repairs requested and the need of responding party to**
40 **obtain additional opinions to formulate a response.**
41

42 **C. After compliance with selected item above, the Buyer releases and holds harmless the Seller, all Brokers,**
43 **their companies and sales associates from any and all liability, including attorney's fees and costs, arising**
44 **out of or related to any inspection, inspection result, repair, disclosed defect or deficiency affecting the**
45 **Property, including but not limited to lead-based paint, radon, mold and other biological contaminants. This**
46 **release shall survive the closing.**
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51 BUYER'S SIGNATURE _____ DATE _____ BUYER'S SIGNATURE _____ DATE _____
52
53
54 PRINTED _____ PRINTED _____

(Property Address)



SELLER'S INSPECTION RESPONSE # _____

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Date: _____

Property Address: _____

A. Seller responds as follows: (Initial one)

- 1. _____ Seller accepts Buyer's Inspection Response # _____
- 2. _____ Seller agrees to correct condition(s) in item #3 prior to closing the transaction or within _____ days _____
- 3. _____ Seller is unable or unwilling to make the corrections requested by Buyer.
- 4. _____ Seller agrees to correct the following condition(s) at Seller's expense prior to closing the transaction or within _____ days _____

- 5. _____ Other: _____

B. If a Reply is required, the Buyer shall reply on or before _____ A.M. P.M. Noon
_____. IF BUYER FAILS TO REPLY OR FAILS TO REQUEST IN WRITING AN
EXTENSION OF TIME TO REPLY, BUYER ACCEPTS SELLER'S INSPECTION RESPONSE ABOVE.

NOTE: A timely request for extension is not an acceptance of the inspection response, whether or not granted. A reasonable time period to respond is required to prevent misuse of this acceptance provision. Factors considered in determining reasonable time periods include, but are not limited to, availability of responding party to respond, type and expense of repairs requested and the need of responding party to obtain additional opinions to formulate a response.

SELLER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
PRINTED		PRINTED	

BUYER'S INSPECTION REPLY # _____

A. Buyer replies as follows: (initial one)

- 1. _____ Buyer accepts Seller's Response.
- 2. _____ SEE BUYER'S INSPECTION RESPONSE # _____ .
- 3. _____ Other: _____ .

BUYER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
PRINTED		PRINTED	



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(Property Address)