

## BUYER'S PROPOSED CONTRACT AMENDMENT FOR INSPECTIONS

1 This amendment is proposed pursuant to paragraph 19 of the Contract for Purchase and Sale of Real  
2 Estate dated \_\_\_\_\_, 20\_\_ between \_\_\_\_\_,  
3 as Buyer and \_\_\_\_\_, as Seller, on the property  
4 commonly known as: \_\_\_\_\_.

5 **Buyer shall initial one of the following choices:**

6 \_\_\_\_\_ 1. **Waiver of Inspection:** Buyer herein states that as a result of Buyer's right of  
7 inspection, Buyer did not choose to have a qualified professional inspector inspect the property and  
8 improvements, but have performed their own inspection. Buyer is not relying upon any statement or  
9 warranty of Seller or Broker or Broker's Agent. Buyer agrees to accept the property and improvements  
10 as satisfactory without condition or qualification. Buyer further agrees to accept property including but  
11 not limited to all electrical, mechanical systems, plumbing and appliances, as well as roof, foundation,  
12 basement (if applicable) and structure in their present condition.

13 \_\_\_\_\_ 2. **Acceptance of Inspection Report:** Buyer herein states that they have received and  
14 reviewed an inspection report on the above referenced property; said report meets with the Buyer's  
15 approval and Buyer requests no repairs or replacements by the Seller. Buyer is not relying upon any  
16 statement or warranty of Seller, Broker or Broker's Agent. Buyer agrees to accept the property and  
17 improvements as satisfactory without condition or qualification. Buyer further agrees to accept  
18 property including but not limited to electrical, mechanical systems, plumbing and appliances, as well as  
19 roof, foundation, basement (if applicable) and structure in their present condition.

20 \_\_\_\_\_ 3. **Request for Repairs or Time Extension:** Buyer herein states they have received and  
21 reviewed an inspection report of the above referenced property. Buyer hereby requests repair or  
22 replacement of the following defect(s) reported in the inspection report or an extension of \_\_\_\_\_  
23 additional business days in which to obtain one or more further inspections as recommended below in  
24 which to request repair or replacement of any defect(s) revealed by such further inspection.

25 Identity of Inspector: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

26 A copy of the inspection report is \_\_\_\_ **attached** or \_\_\_\_ **not attached**. If a copy of the inspection report  
27 is provided; it is for information purposes only. Buyer's description of any defect will control.  
28 Description of defect or recommendation of additional inspections (please be specific):  
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49 Buyer hereby agrees to accept **all other** electrical, mechanical systems, plumbing and appliances as well  
50 as the roof, basement (if applicable) and structure in their present condition.

51 Seller agrees to make the requested repairs unless otherwise indicated. If Seller does not accept this  
52 Proposed Amendment and does not agree to any extension, repair or replacement, then this  
53 Amendment is not adopted and pursuant to paragraph 19 of the Contract, the parties are to negotiate  
54 with one another to resolve any differences.

55 All other terms and conditions of said Contract shall remain in full force and effect.

56	_____		_____	
57	Buyer	Date	Seller	Date
58	_____		_____	
59	Buyer	Date	Seller	Date

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