

BUYER'S INSPECTION NOTICE

This document is intended to provide notice of inspection objections or requests pursuant to a residential real estate purchase agreement. If not understood, the parties are encouraged to seek competent legal advice.

1. PROPERTY INFORMATION

Property Address:

City:

County:

State: Montana

Zip:

Tax Parcel No. (optional):

2. TRANSACTION INFORMATION

Purchase Agreement Date:

Buyer Name (s):

Seller Name (s):

Listing Brokerage (if applicable):

Buyer Brokerage (if applicable):

This Notice relates to the purchase agreement for the Property described above.

3. INSPECTION INFORMATION

Inspection Date(s):

Inspector Name/Company (optional):

Type(s) of Inspection Performed (check all that apply):

- General home inspection
- Pest/wood-destroying organisms inspection
- Radon testing
- Well inspection
- Septic inspection
- Structural inspection
- Roof inspection
- Environmental inspection
- Other (describe):

4. BUYER NOTICE OF INSPECTION ISSUES

Buyer has conducted inspections pursuant to the purchase agreement and hereby notifies Seller of the following conditions or concerns discovered during inspection. Buyer may attach relevant inspection report pages to this Notice.

Inspection Items and Requested Resolution:

1) Inspection Item /Condition Identified :

Requested Resolution :

2) Inspection Item /Condition Identified :

Requested Resolution :

3) Inspection Item /Condition Identified :

Requested Resolution :

4) Inspection Item /Condition Identified :

Requested Resolution :

5) Inspection Item /Condition Identified :

Requested Resolution :

Additional sheets attached : Yes No

5. BUYER REQUESTED REMEDIES

Buyer requests the following remedy (ies) (check all that apply):

Seller to repair or remedy the items identified above prior to closing .

Seller to provide a credit at closing in the amount of \$.

Seller to reduce the purchase price by \$.

Seller to place funds into an escrow account at closing to cover repairs .

Buyer requests further negotiation regarding the inspection items .

Other requested resolution :

6. INSPECTION REPORTS

Relevant portions of inspection report (s) are attached .

Inspection report (s) available upon request .

7. RESPONSE DEADLINE

Seller may respond within the timeframe required by the purchase agreement .

Seller response deadline :

If the parties cannot reach agreement within the timeframe specified in the purchase agreement , the Buyer may have rights to terminate the agreement pursuant to the inspection contingency .

8. RESERVATION OF BUYER RIGHTS

This Notice is delivered pursuant to the inspection provisions of the purchase agreement , and Buyer reserves all rights provided under the purchase agreement if inspection issues cannot be resolved . The purchase agreement contemplates inspections and related contingencies , notice , and potential cancellation rights if inspection items are not resolved within agreed timeframes

9. ADDITIONAL COMMENTS

10. BUYER SIGNATURE

BUYER PRINTED NAME 1	BUYER SIGNATURE 1
BUYER: <i>Printed Name :</i>	SIGNATURE:
BUYER DATE 1	
DATE:	
BUYER PRINTED NAME 2	BUYER SIGNATURE 2
CO-BUYER (IF APPLICABLE): <i>Printed Name :</i>	SIGNATURE:
BUYER DATE 2	
DATE:	

11. SELLER ACKNOWLEDGMENT (OPTIONAL)

Acknowledgment of receipt only (not an agreement to requested remedies unless separately signed in writing).

SELLER PRINTED NAME 1	SELLER SIGNATURE 1
SELLER: <i>Printed Name :</i>	SIGNATURE:
SELLER DATE 1	
DATE:	
SELLER PRINTED NAME 2	SELLER SIGNATURE 2
CO-SELLER (IF APPLICABLE): <i>Printed Name :</i>	SIGNATURE:
SELLER DATE 2	
DATE:	

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms, seek competent legal advice before signing.

