

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(NTC 43-8-07) (Mandatory 1-08)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

INSPECTION NOTICE

Date: _____

This document affects the Contract dated _____ between

, (Seller), and

(Buyer) relating to the sale and purchase of the Property known as:

; terms used herein shall have the same meaning as in the Contract.

A. BUYER'S NOTIFICATION OF UNSATISFACTORY PHYSICAL CONDITION.

(Buyer to check only one box)

1. **Notice to Terminate.** Pursuant to § 10.2.1 of the Contract, Buyer notifies Seller that the Contract is terminated because the physical condition of the Property or Inclusions is unsatisfactory to Buyer.
2. **Notice to Correct.** Pursuant to § 10.2.2 of the Contract, Buyer notifies Seller that Buyer requires Seller, on or before _____, to correct or resolve the following unsatisfactory physical conditions of the Property or Inclusions:
- _____

If more space is required, attached is _____ additional pages.

A copy of the inspection report **Is** **Is Not** attached.

Pursuant to § 10.3 of the Contract, if Buyer and Seller have not agreed in writing to a settlement of the above matters on or before the Inspection Resolution Deadline, the Contract will terminate unless Seller receives written notice from Buyer withdrawing this Notice to Correct no later than one calendar day following the Inspection Resolution Deadline.

BUYER _____ DATE _____

Seller **Agrees** **Refuses** to correct all items in Part A-2.

SELLER _____ DATE _____

B. SELLER'S ALTERNATIVE RESOLUTION:

PREPARED BY: Marianne Bandy, Realtor

NTC 43-8-07 INSPECTION NOTICE. Colorado Real Estate Commission

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SELLER _____ DATE _____

Buyer accepts the proposed Alternative Resolution in Part B of this Notice.

BUYER _____ DATE _____

C. SURVIVAL If any agreed upon correction requires action after Closing, the obligations agreed upon shall survive Closing.

D. BUYER'S WITHDRAWAL OF NOTICE TO CORRECT.

Buyer withdraws the Notice to Correct and elects to proceed with the contract.

BUYER _____ DATE _____