PROPERTY INSPECTION

Buyer's Request for Repairs

Prepared by: Agent _____ **Phone** _____
Broker _____ **Email** _____

DATE:_____, 20_____, at _____, California.

TO SELLER: _____

FACTS:

1. Buyer entered into a purchase agreement with you dated _____, 20_____ agreeing to buy real estate referred to as _____

_____.

2. The purchase agreement calls for an **initial inspection** of the real estate by Buyer, or a representative of Buyer.

2.1 The inspection is to confirm that the condition of the real estate is substantially the condition reasonably expected by Buyer based on observations by Buyer and representations made by Seller or Seller's Agent to Buyer or Buyer's Agent prior to acceptance of the purchase agreement.

3. The purchase agreement calls for Buyer to notify Seller, on completion of Buyer's initial inspection, of any material defects discovered by Buyer which were undisclosed and unknown to Buyer prior to acceptance of the purchase agreement.

4. The purchase agreement further calls for Seller to repair, replace or correct the noticed defects prior to closing the transaction and delivering possession to Buyer.

5. By this notice of material defects in need of repair, replacement or correction, Buyer does not intend to cancel the purchase agreement or avoid Buyer's obligation to perform on the purchase agreement.

5.1 Buyer will close as scheduled or as soon thereafter as any noticed defects have been eliminated by repair, replacement or correction and completion has been verified by Buyer.

THUS:

6. Buyer hereby confirms the condition of the property on the initial inspection satisfies Buyer's expectations of its physical condition regarding both the land and its improvements, **except** for the following itemized material defects in the condition of the property.

6.1 Buyer hereby notifies Seller of the material defects in the condition of the property which were undisclosed and unknown to Buyer prior to acceptance of the purchase agreement and makes a demand on Seller to repair, replace or correct the following itemized defects prior to closing:

_____

_____

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_____

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I agree to the terms stated above.	**Seller hereby acknowledges receipt of a copy.**
Date:_____, 20_____	Date:_____, 20_____
Buyer: _____	Seller: _____
Buyer: _____	Seller: _____

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