

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (NTC43-10-12) (Mandatory 1-13)

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

INSPECTION OBJECTION

Date: 1/27/2016

This Inspection Objection relates to the contract dated 1/25/2016, between Sophia Seller (Seller) and Bryce B Buyer and Barbara B Buyer (Buyer), relating to the sale and purchase of the Property known as: 1234 S Main, Denver, CO 80111 (Contract). Terms used herein shall have the same meaning as in the Contract.

NOTE: Resolution of inspection items agreed to by the parties may alter the terms of the Contract and require disclosure by Buyer to Buyer's lender. Buyer is encouraged to consult Buyer's lender prior to entering into a final resolution on inspection matters as the resolution may (1) have a detrimental impact on the Buyer's ability to get the loan; (2) cause delays in the lender's processing and funding of the loan by Closing; and (3) require further inspections and repairs. Communication with the lender should be in writing.

1. BUYER'S NOTIFICATION OF UNSATISFACTORY PHYSICAL CONDITION.

1.1. Pursuant to § 10.2.2 of the Contract, Buyer notifies Seller that Buyer requires Seller, on or before 7 DAYS BEFORE CLOSING, to correct or resolve the following unsatisfactory physical conditions of the Property or Inclusions:

ITEMS WILL REFERENCE INSPECTION REPORT (PARAGRAPH #)

1. PER FEDERAL SAFETY STANDARDS OF EPA PC MAXIMUM RADON READING, SELLER AGREES TO HAVE A RADON MITIGATION SYSTEM INSTALLED BY A COLORADO LICENSED RADON MITIGATION CONTRACTOR, LIST OF APPROVED CONTRACTORS AVAILABLE AT WWW.COLORADO.GOV/PACIFIC/COPPER-TESTING-YOUR-HOME-RADON OR PRO ADVANTAGE RADON - 303-503-8777 WWW.PROADVANT.COM.

2. ROOF TO HAVE 15 YEAR WARRANTY BY A LICENSED ROOFING CONTRACTOR. (205)

3. BY A PROFESSIONAL CONTRACTOR, THE GARAGE DOOR REVERSE SAFETY MECHANISM TO BE IN PROPER WORKING ORDER. (1406)

4. BY A LICENSED HVAC CONTRACTOR, FURNACE TO BE CLEANED AND CERTIFIED, INCLUDING TEST FOR CARBON MONOXIDE. (1501)

5. CARBON MONOXIDE AND SMOKE DETECTORS TO BE PROVIDED NEAR ALL BEDROOMS, PER COLORADO STATE LAW. (1703)

6. RECEIPTS FROM PROFESSIONAL CONTRACTOR TO BE PROVIDED AT WALK THROUGH

If more space is required, attached are n/a additional pages.

1.2. A copy of the inspection report Is Is Not provided in conjunction with this Inspection Objection.

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 Inspection Objection on or before expiration of the Inspection Resolution

30 Deadline.

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33 *Bryce B Buyer*

Date: 1/27/2016

Buyer: **Bryce B Buyer**

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35 *Barbara B Buyer*

Date: 1/27/2016

Buyer: **Barbara B Buyer**

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37 **2. BUYER'S WITHDRAWAL OF INSPECTION OBJECTION.**

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39 Buyer withdraws the Inspection Objection and elects to proceed with the Contract.

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42 Buyer: _____ Date: _____

43 **Bryce B Buyer**

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45 Buyer: _____ Date: _____

46 **Barbara B Buyer**

47 NTC43-10-12. INSPECTION OBJECTION
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SAMPLE

Buyer(s) Initials _____