

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

### INSPECTION NOTICE

4141 Arapahoe Avenue #101 Boulder Colorado 80303

**303-444-6660**

Date: THURSDAY, JULY 3, 2003

RE: Contract dated THURSDAY, JUNE 26, 2003 between

, (Buyer), and

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

(Street Address)	<u>BOULDER</u>	City	<u>CO</u>	State	<u>80305</u>	Zip)
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; 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 § 10a(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 § 10a(2) of the contract, Buyer notifies Seller that Buyer requires Seller, on or before TWO DAYS PRIOR TO CLOSING

, to correct or resolve the following unsatisfactory physical condition(s) of the Property or Inclusions:

A) *SPRINKLER SYSTEM: The tenant indicated that the sprinkler system was leaking at the anti-siphon device. The Buyer asks that the Seller have this leak repaired by a professional sprinkler servicing contractor and that they have this contractor examine the remainder of the system and repair it (as required) such that the technician can state on the receipt that the system is in good operating condition.*

B) *PLUMBING: As outlined in Items 1, 9, 10, and 18 of the inspector's Client Advisory report (hereafter "report"), the inspector identified several defects in the plumbing system. The Buyer asks that the Seller have these defects repaired by a licensed plumber as suggested in the report and as required by current codes and professional practices.*

C) *ELECTRICAL: As outlined in Item 3, 11, and 12 of the report, the inspector identified several defects in the electrical system. The Buyer asks that the Seller have these defects repaired by a licensed electrician as suggested in the report and as required by current codes and professional practices. Further, the Buyer asks that this electrician evaluate the GFCI receptacles mentioned in Item 13 of the report and replace them or repair them if such action would improve the safety or appropriateness of the installation.*

D) *FIREPLACE CANTILEVER: As indicated in Item 4 of the report, the soffit is missing from under the fireplace cantilever. The Buyer asks that the Seller have an appropriate soffit installed in a good and workmanlike manner.*

E) *CARPETS: As noted in Item 14, of the report, the carpets are badly soiled. The Buyer asks that the Seller have the carpets on the two lower levels professionally cleaned by either Neishems (303-449-8888) or by COIT (303-936-5505).*

F) *UPPER FLOOR BATHROOM SHOWER TILES: As noted in Item 16 of the report, there are loose shower wall tiles in the upper bathroom. The Buyer asks that the Seller have the loose tiles removed and reinstalled as recommended in the report in a good and workmanlike manner.*

If more space is required, attached is NONE additional page(s).

A copy of the inspection report  IS  IS NOT attached.

Pursuant to § 10b of the contract, if Buyer and Seller have not agreed in writing to a settlement of the above matters on or before the 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 Resolution Deadline.

Buyer: \_\_\_\_\_ Date of signature \_\_\_\_\_

Buyer: \_\_\_\_\_ Date of signature \_\_\_\_\_