



# INSPECTION NOTICE

**UNLESS PROPERTY IS ACCEPTED IN ITS PRESENT CONDITION, APPLICABLE WRITTEN INSPECTION REPORTS IN THEIR ENTIRETY MUST ACCOMPANY THIS NOTICE**

1 **SELLER:** \_\_\_\_\_

2 **BUYER:** \_\_\_\_\_

3 **PROPERTY:** \_\_\_\_\_

4 **EFFECTIVE DATE OF CONTRACT:** \_\_\_\_\_

5 *(Check the applicable paragraphs below.)*

6

7  **NOTICE OF WOOD DESTROYING INSECTS.** The written inspection report of a certified pest control firm is  
8 attached and recommends treatment. Treatment for wood destroying insects is required per the Inspections  
9 paragraph of the Contract.

10

11  **1. BUYER AGREES TO ACCEPT PROPERTY IN ITS PRESENT CONDITION.** BUYER waives any right to  
12 cancel or renegotiate pursuant to the inspection provisions of the Contract and agrees to accept the Property  
13 in its present condition. Property will be delivered to the BUYER in the same condition and state of repair as  
14 at the time of agreement and SELLER is still responsible to care for the Property through the Possession  
15 Date as outlined in the Condition, Maintenance and Inspections of the Property section of the Residential  
16 Real Estate Sale Contract. Licensees assisting in the sale are released from any further obligation or liability  
17 related to the condition of the Property.

18

19  **BUYER inspection(s) results acceptable**  **BUYER has not conducted inspection(s)**

20

21  **2. CANCELLATION OF CONTRACT BY BUYER PRIOR TO EXPIRATION OF INSPECTION PERIOD.**  
22 BUYER has found unacceptable conditions, as described in the written report(s) of the independent qualified  
23 professional(s) who inspected the Property. **Copies of written inspection reports in their entirety must be**  
24 **attached hereto.** BUYER requests refund of the Earnest Money. **Cancellation and Mutual Release**  
25 **Agreement is attached.**

26

27  **3. OFFER TO RENEGOTIATE.** BUYER has found unacceptable conditions, as described in the written report(s)  
28 of the independent qualified professional(s) who inspected the property. **Copies of written inspection**  
29 **reports in their entirety must be attached hereto.** BUYER desires to renegotiate the terms of the Contract  
30 to resolve the unacceptable conditions. **Resolution of Unacceptable Conditions Amendment must be**  
31 **attached.**

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33

34 \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE**

35

36

37 **INSPECTION NOTICE DELIVERY METHOD:** \_\_\_\_\_

38 **TO:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_ **o'clock** \_\_\_\_ **. M.**  
39 **(Licensee assisting SELLER)**

40

41 **FROM:** \_\_\_\_\_  
42 **(Signature of Licensee assisting BUYER)**

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46 **If delivery method is in person, signature acknowledging receipt required below.**

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48

49 \_\_\_\_\_ **LICENSEE ASSISTING SELLER** \_\_\_\_\_ **DATE**

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 09/17. All previous versions of this document may no longer be valid. Copyright January 2023.