



POST-INSPECTION AGREEMENT

Form Approved by Dayton Area Board of REALTORS®



PURCHASER _____

PROPERTY _____

PURCHASER'S NOTICE

The undersigned Purchaser, having completed all inspections of the Property described above, hereby notifies Seller of the following defects in the Property and requests Seller to make the repairs described below. Except as described below, Purchaser accepts the condition of the Property and waives any defects. (Describe defect, repair work required, and estimated cost of repairs if available):

NOTE: Minor, routine maintenance and repair items are not considered "defects."

Purchaser

Date: _____

Purchaser

SELLER'S AGREEMENT FOR REPAIRS

(Complete only those sections which are applicable.)

A. Seller agrees to complete the following repairs at Seller's expense prior to the closing. (Describe work to be performed and contractors to be used, if known; or indicate "As set forth in Purchaser's Notice"):

B. Seller agrees to pay Purchaser at closing the sum of \$ _____, representing the estimated cost of the following repairs to be made after the closing. Purchaser shall assume responsibility for the repair work. If requested by Purchaser's lender, these funds shall be placed in escrow pending the completion of the repairs. (Describe work to be performed and estimated cost if available):

Except as specified in A and/or B above, Seller does not agree to make or pay for any repairs to the Property.

Seller

Date: _____

Seller

PURCHASER'S ACCEPTANCE

(Need not be completed if Seller has agreed to make all requested repairs as stated above.)

Purchaser hereby accepts Seller's Agreement for Repairs set forth above and waives all further rights to cancel the Contract based upon Purchaser's inspections.

Purchaser

Date: _____

Purchaser