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NTC43-6-16 (Mandatory 1-17)

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

INSPECTION OBJECTION NOTICE

Date: 2/10/2025

This Inspection Objection Notice relates to the contract dated 02/01/2025, between Sample Seller (Seller) and Sample Buyer (Buyer) relating to the sale and purchase of the Property known as: 11010 Highland Oaks Pl Place, Colorado Springs, CO 80921 (Contract). Terms used herein shall have the same meaning as in the Contract.

1. BUYER'S INSPECTION OBJECTION NOTICE.

1.1. Buyer gives notice to Seller that the Property or Inclusions are unsatisfactory.

1.2. Description of what is unsatisfactory that Buyer requires Seller to correct:

1) Seller shall hire a licensed plumber to address the following items:

a) install a pressure regulating valve and lower the water pressure to 50 psi (see page 20, item 17)

b) repair the shower faucet handle (see page 68, item 20)

c) install a TPR valve pipe and drain (see page 89, item 8)

d) replace the galvanized main line (see page 94, item 2)

2) Seller shall hire a licensed electrician to address the following items:

a) repair 220v dryer outlet (see page 40, item 11)

b) label the electrical panel (see page 72, item 6)

3) Seller shall hire a licensed contractor to address the following items:

a) install carbon monoxide detectors within 15 ft of each bedroom (see page 47, item 10)

b) level the refrigerator

c) install proper ventilation to both crawlspace areas (see pages 96 & 100, items 2 & 11)

d) create positive drainage away from the foundation all around the home (see page 18, item 13)

4) Seller shall hire a licensed HVAC contractor to create sufficient combustion air supply and evaluate the orange flames/air fuel mixture issue (see pages 78 & 79, items 7 & 13).

5) Seller shall hire a licensed mold mitigation company to evaluate and treat the potential mold like substance in the crawlspace (see page 103, item 6).

6) Seller shall have the sewer line cleaned, rescoped, and make all recommended repairs (see sewer line inspection report/video).

7) Seller shall deliver to Buyer paid invoices/receipts for all completed work no later than 2 days prior to Closing.

If more space is required, attached are additional pages.

NOTE: Resolution of inspection or other 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 as well as other 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.

1.3. Inspection Report ☒ **Is** ☐ **Is Not** attached.

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 Notice on or before expiration of the Inspection Resolution Deadline.

Buyer: *Sample Buyer* Date: _____

Buyer: _____ Date: _____

2. BUYER'S WITHDRAWAL OF INSPECTION OBJECTION NOTICE.

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

Buyer: _____ Date: _____
Sample Buyer

Buyer: _____ Date: _____

NTC43-6-16. INSPECTION OBJECTION NOTICE

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