

**Form: #2129 Inspection Notice**

Previous Version: 01/20

Current Version: 01/23

**Previous Language**

(Lines 4 and 5) previously read:

Buyer hereby gives this Inspection Notice to Seller (or Listing Broker) per paragraph 10 (Inspections, Disclaimers and Warranties) of the Residential Sale Contract. Any repairs or replacements to which Seller agrees are to be completed in a workmanlike manner at

***Added Language***

~~Deleted Language~~

**Current Language**

(Lines 4 and 5) now read:

Buyer hereby gives this Inspection Notice to Seller (or Listing Broker) per ~~paragraph 10 (Inspections, Disclaimers and Warranties)~~ **inspection contingency terms of the sale contract.** ~~of the Residential Sale Contract.~~ Any repairs or replacements to which Seller agrees

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

©ST. LOUIS REALTORS®  
Approved by Counsel for St. Louis REALTORS®  
To be used exclusively by REALTORS®

Form # 2129 01/203

### INSPECTION NOTICE

1 SALE CONTRACT DATE: \_\_\_\_\_ PROPERTY: \_\_\_\_\_

2 BUYER(S) PRINTED NAME: \_\_\_\_\_

3 SELLER(S) PRINTED NAME: \_\_\_\_\_

4 Buyer hereby gives this Inspection Notice to Seller (or Listing Broker) per ~~paragraph 10 (Inspections, Disclaimers and Warranties)~~  
5 ~~inspection contingency terms of the sale contract. of the Residential Sale Contract.~~ Any repairs or replacements to which Seller agrees  
6 are to be completed in a workmanlike manner at Seller's expense prior to closing.

7 **Note: Buyer should consult with their lender before signing this agreement as any monetary adjustment and/or escrow**  
8 **agreement may affect the terms of the Buyer's loan.**

9 **PART A:** Buyer chooses the following options:

- 10  **Option A1:** Buyer is satisfied with all inspections. Delivery of inspection reports not required. (The contingency is resolved.)
- 11  **Option A2:** Buyer is terminating the Sale Contract, with earnest money to be returned to Buyer, subject to paragraph 12. In this  
12 case, Buyer shall have purchased one or more home inspection report(s), which together cover the substantial  
13 structural elements and systems of the property. Buyer shall provide such report(s) to Seller or Listing Broker, if  
14 requested by Seller.
- 15  **Option A3:** Buyer requests satisfaction of the following requirements and/or a monetary settlement as specified below. A  
16 complete copy of the inspection report(s) is provided.

17 \_\_\_\_\_  
18 \_\_\_\_\_  
19 \_\_\_\_\_  
20 \_\_\_\_\_  
21 \_\_\_\_\_

22  
23 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

24 **PART B:** If Buyer selected Option A3, Seller responds as follows:

- 25  **Option B1:** Seller will satisfy the requirements identified in Option A3. (The contingency is resolved.)
- 26  **Option B2:** Seller proposes to satisfy Buyer in the following manner:

27 \_\_\_\_\_  
28 \_\_\_\_\_  
29 \_\_\_\_\_  
30 \_\_\_\_\_  
31 \_\_\_\_\_

32  **Option B3:** Seller declines to satisfy Buyer's request.

33  
34 SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

35 **PART C:** If Seller selected Option B2 or B3, Buyer responds as follows:

- 36  **Option C1:** Buyer accepts Seller's proposal in Option B2. (The contingency is resolved.)
- 37  **Option C2:** Buyer accepts Seller's rejection in Option B3. (The contingency is resolved without satisfaction of Buyer's request.)
- 38  **Option C3:** Buyer does not accept Seller's proposal under Option B2 and makes the following counter proposal:

39 \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_  
42 \_\_\_\_\_  
43 \_\_\_\_\_

44  
45 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

46 **PART D:** If Buyer selected Option C3, Seller responds as follows:

47  **Option D1:** Seller accepts Buyer’s proposal in Option C3. (The contingency is resolved.)

48  **Option D2:** Seller does not accept Buyer’s proposal in Option C3 and makes the following counter proposal:

49 \_\_\_\_\_  
50 \_\_\_\_\_  
51 \_\_\_\_\_  
52 \_\_\_\_\_  
53 \_\_\_\_\_

54  **Option D3:** Seller declines to satisfy Buyer’s request.

55 \_\_\_\_\_  
56 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

57 **PART E:** If Seller selected Option D2 or D3, Buyer responds as follows:

58  **Option E1:** Buyer accepts Seller’s counter proposal in Option D2. (The contingency is resolved.)

59  **Option E2:** Buyer accepts Seller’s rejection in Option D3. (The contingency is resolved without satisfaction of  
60 Buyer’s request.)

61  **Option E3:** Buyer does not accept Seller’s proposal under Option D2 and makes the following counter proposal:

62 \_\_\_\_\_  
63 \_\_\_\_\_  
64 \_\_\_\_\_  
65 \_\_\_\_\_  
66 \_\_\_\_\_

67 \_\_\_\_\_  
68 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

69 **PART F:** If Buyer selected Option E3, Seller responds as follows:

70  **Option F1:** Seller accepts Buyer’s proposal under Option E3 (The contingency is resolved).

71  **Option F2:** Seller does not accept Buyer’s proposal under Option E3 and makes the following counter proposal:

72 \_\_\_\_\_  
73 \_\_\_\_\_  
74 \_\_\_\_\_  
75 \_\_\_\_\_  
76 \_\_\_\_\_

77  **Option F3:** Seller declines to satisfy Buyer’s request.

78 \_\_\_\_\_  
79 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

80 **PART G:** If Seller selected Option F2 or F3, Buyer responds as follows:

81  **Option G1:** Buyer accepts Seller’s proposal in Option F2. (The contingency is resolved.)

82  **Option G2:** Buyer accepts Seller’s rejection in Option F3. (The contingency is resolved without satisfaction of Buyer’s request.)

83 \_\_\_\_\_  
84 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

85 **Whereas prior negotiations between Seller and Buyer regarding the Inspection Notice have failed to produce an agreement:**

86 Seller agrees to satisfy all items originally listed by Buyer in Option A3 of the Inspection Notice prior to or as of closing date. (The  
87 contingency is resolved.)

88 \_\_\_\_\_  
89 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

90 Buyer agrees to accept the property without satisfaction of any items originally requested by Buyer in Option A3 of the Inspection  
91 Notice. (The contingency is resolved).

92 \_\_\_\_\_  
93 BUYER SIGNATURE DATE BUYER SIGNATURE DATE