

Item included in this training:

**Notice of Unsatisfactory Inspection (GHAR)**

- This form is used to notify the Sellers that the Buyers have conducted inspections and either they are requesting that items be fixed or they are terminating the contract
- The Sellers have the right to agree to the Buyers requests, reject the Buyers requests, or propose a different solution
- The Sellers need to receive the Notice of Unsatisfactory Inspection within the time period stated in the contract



**NOTIFICATION OF UNSATISFACTORY INSPECTION**  
**Greater Hartford Association of REALTORS®, Inc.**



This notification is with respect to the Real Estate Purchase Contract (the "Contract") dated \_\_\_\_\_  
 between \_\_\_\_\_ (Buyer(s)) and \_\_\_\_\_ (Seller(s))  
 concerning the Property located at \_\_\_\_\_:

In accordance with paragraph 17 of the Contract, or the Rider to the Contract, Buyer hereby notifies Seller that the following inspection(s) is/are unsatisfactory [check one or more]:

- |   |   |
|---|---|
| <input type="checkbox"/> Home Inspection                              | <input type="checkbox"/> Radon Inspection         |
| <input type="checkbox"/> Lead Inspection                              | <input type="checkbox"/> Septic System Inspection |
| <input type="checkbox"/> Termite or Wood Destroying Insect Inspection | <input type="checkbox"/> Well System Inspection   |
| <input type="checkbox"/> Asbestos Inspection                          | <input type="checkbox"/> Other _____              |

A copy of the relevant page(s) from the applicable inspection report(s) is/are attached hereto.

**PARAGRAPH 17 OF THE CONTRACT ALLOWS BUYER TO EITHER (1) TERMINATE THE CONTRACT OR (2) GIVE SELLER THE OPTION TO CORRECT THE CONDITIONS THAT ARE UNACCEPTABLE TO BUYER.**

Check one:

(1)      Buyer requests that Seller remedy the following unsatisfactory condition(s) at Seller's expense prior to closing [describe work or see attached documentation]: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**(If this option is selected, Paragraph 17 of the Contract allows Buyer to terminate the contract with written notice if Buyer and Seller cannot come to a mutually satisfactory agreement concerning these conditions.)**

(2)      Buyer hereby elects to terminate the Contract (NOTE: Notice of Termination and Release of Deposit form is required)

**BUYER(S)**

\_\_\_\_\_  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE: THE FOLLOWING SECTION TO BE COMPLETED IF SELLER AGREES TO REMEDY UNSATISFACTORY CONDITIONS. CHECK APPLICABLE BOX.**

- The Seller agrees to remedy ALL of the unsatisfactory conditions listed above at Seller's expense prior to closing.  
 The Seller agrees to remedy the following unsatisfactory condition(s) ONLY at Seller's expense prior to closing [describe work or see attached documentation]: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SELLER(S)**

The Buyer ACCEPTS the Seller's agreement as stated above.  
**BUYER(S)**

\_\_\_\_\_  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_

Contract date must be entered here.

Buyer(s) name(s) exactly as they appear on the purchase agreement.

Seller(s) name(s) exactly as they appear on the purchase agreement.

Enter the property address here.

Check all inspections applicable to this request.

Attach the pertinent pages from the inspection report.

Check this box and write out the repairs the buyer is requesting. Be specific, include the pages and item numbers from the inspection report that the request is referring to. Where applicable, request the work to be done by licensed professionals i.e. electrician, plumber etc.

If needed, add an additional blank rider for additional items. Make sure the rider specifies the property address, names of buyers and sellers and contract date as above.

If buyer decides to terminate after inspections and does not wish to pursue the option of seller making repairs, box #2 is checked.

NOTE: A fully executed termination agreement is still required.

All Buyers to the contract must sign and date here.

Seller(s) will check the first box if agreeing to do all repairs or check the 2<sup>nd</sup> box and then reply with which items they are willing to repair.

All seller(s) as listed on the purchase contract must sign and date here.

If the buyer(s) agree with what the seller responded, they must sign and date again. Even if the seller agrees to make all the repairs requested, buyers must sign as an acknowledgement of the seller's response and willingness to move forward.