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Approved by Counsel for St. Louis REALTORS®

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Form # 2129

01/23

INSPECTION NOTICE

1 SALE CONTRACT DATE: 09/27/2024 PROPERTY: 5874 Birch Hollow Dr, St. Louis, MO 631292 BUYER(S) PRINTED NAME: Robin Mennel, Sidney Rens3 SELLER(S) PRINTED NAME: Kathleen A Hixson (Te)4 Buyer hereby gives this Inspection Notice to Seller (or Listing Broker) per inspection contingency terms of the sale contract. Any repairs
5 or replacements to which Seller agrees are to be completed in a workmanlike manner at Seller's expense prior to closing.6 **Note: Buyer should consult with their lender before signing this agreement as any monetary adjustment and/or escrow**
7 **agreement may affect the terms of the Buyer's loan.**8 **PART A:** Buyer chooses the following options:9 ☐ **Option A1:** Buyer is satisfied with all inspections. Delivery of inspection reports not required. (The contingency is resolved.)10 ☐ **Option A2:** Buyer is terminating the Sale Contract, with earnest money to be returned to Buyer, subject to paragraph 12. In this
11 case, Buyer shall have purchased one or more home inspection report(s), which together cover the substantial
12 structural elements and systems of the property. Buyer shall provide such report(s) to Seller or Listing Broker, if
13 requested by Seller.14 ☒ **Option A3:** Buyer requests satisfaction of the following requirements and/or a monetary settlement as specified below. A
15 complete copy of the inspection report(s) is provided.16 See attached Addendum 1 to Inspection Notice.
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2021 Sidney Rens 10/05/2024
22 BUYER SIGNATURE DATE BUYER SIGNATURE DATE23 **PART B:** If Buyer selected Option A3, Seller responds as follows:24 ☐ **Option B1:** Seller will satisfy the requirements identified in Option A3. (The contingency is resolved.)25 ☐ **Option B2:** Seller proposes to satisfy Buyer in the following manner:
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3031 ☐ **Option B3:** Seller declines to satisfy Buyer's request.32
33 SELLER SIGNATURE DATE SELLER SIGNATURE DATE34 **PART C:** If Seller selected Option B2 or B3, Buyer responds as follows:35 ☐ **Option C1:** Buyer accepts Seller's proposal in Option B2. (The contingency is resolved.)36 ☐ **Option C2:** Buyer accepts Seller's rejection in Option B3. (The contingency is resolved without satisfaction of Buyer's request.)37 ☐ **Option C3:** Buyer does not accept Seller's proposal under Option B2 and makes the following counter proposal:
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44 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

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

46 ☐ **Option D1:** Seller accepts Buyer's proposal in Option C3. (The contingency is resolved.)

47 ☐ **Option D2:** Seller does not accept Buyer's proposal in Option C3 and makes the following counter proposal:

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53 ☐ **Option D3:** Seller declines to satisfy Buyer's request.

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55 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

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

57 ☐ **Option E1:** Buyer accepts Seller's counter proposal in Option D2. (The contingency is resolved.)

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

60 ☐ **Option E3:** Buyer does not accept Seller's proposal under Option D2 and makes the following counter proposal:

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67 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

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

69 ☐ **Option F1:** Seller accepts Buyer's proposal under Option E3 (The contingency is resolved).

70 ☐ **Option F2:** Seller does not accept Buyer's proposal under Option E3 and makes the following counter proposal:

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76 ☐ **Option F3:** Seller declines to satisfy Buyer's request.

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78 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

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

80 ☐ **Option G1:** Buyer accepts Seller's proposal in Option F2. (The contingency is resolved.)

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

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83 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

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

85 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
86 contingency is resolved.)

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88 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

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

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92 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

ADDENDUM 1

PROPERTY: 5874 Birch Hollow Dr St. Louis MO 63129

Seller to have licensed electrician:

-Evaluate both electrical panels & make all necessary repairs/replacements to ensure any damaged/burnt wires, breakers and/or panel components are free of any damage, correct source of arcing noted at bottom of the main breaker, ensure all breakers are compatible, all corrosion and deterioration at ground wires at bottom of panel repaired/replaced/free of corrosion. Sub panel ground & neutral wires to be properly separated in the panel mounted at proper height per code.

-Ensure any outlets throughout home with reversed polarity are corrected.

-Install gfci protected outlets where required, including but not limited to basement unfinished areas, rear patio, garage & kitchen.

Seller to have licensed plumbing contractor:

1-Replace all type M copper throughout the house with copper rated for gas lines. Pressure test after all repairs/replacements to ensure no gas leaks throughout.

2-Re-pipe gas line at furnace to remove flexible appliance connector passing through furnace & install box connector where electric wiring passes through side of furnace. Seal evaporator connections.

3-Repair expansion tank at water heater where not properly connected.

4-Install dielectric unions at water heater and replace unapproved PVC relief pipe with proper pipe.

5-Replace gas shut off valve at stove to hand operable type. Install anti-tip device.

6-Install sediment trap in gas line serving dryer and remove screws from exhaust venting. Reseal with high temperature tape.

Seller to ensure fireplace is clean, fully operational & safe, free of any needed repairs & verified by a licensed chimney inspector prior to closing. Repairs to include but not limited to gas logs being operational, damper being operational, gas logs having proper damper block installed.

All work to be complete with proper permits and all invoices and lien waivers delivered to buyer no later than 3 business days prior to closing.

BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
<u>Robin Mennel</u>		<u>Kathleen A Hixson (Te)</u>	
BUYER PRINTED NAME		SELLER PRINTED NAME	

<u>Sidney Rens</u>	<u>10/05/2024</u>		
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
<u>Sidney Rens</u>			
BUYER PRINTED NAME		SELLER PRINTED NAME	