

Date: [Insert Date]

To: [Seller Name]

From: [Buyer Name]

Property Address: [Insert Property Address]

Re: Post-Inspection Repair Request / Amendment to "As-Is" Contract

Dear [Seller Name],

Pursuant to the inspection period outlined in our "As-Is" Residential Contract for Sale and Purchase, an inspection was conducted on [Date of Inspection] by [Name of Inspection Company].

While the contract is currently in "As-Is" condition, the inspection has revealed certain material defects that were previously unknown. The Buyer requests that the Seller address the following items as a condition for proceeding with the closing:

- [List Repair Item 1]
- [List Repair Item 2]
- [List Repair Item 3]

The Buyer proposes that the Seller chooses one of the following options:

1. Complete the repairs listed above using licensed contractors and provide receipts prior to the final walkthrough.
2. Provide a credit to the Buyer at closing in the amount of \$[Insert Amount] in lieu of repairs.
3. Reduce the purchase price of the property to \$[Insert New Price].

Please note that this request serves as an addendum to the original contract. If an agreement regarding these items cannot be reached by [Insert Deadline Date], the Buyer reserves the right to exercise their right to cancel the contract within the inspection period as permitted by the terms of the agreement.

We look forward to your response.

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

Cc: [Buyer's Agent Name/Brokerage]