

Massey Real Estate Management
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REPAIR AGREEMENT (Paragraph 12(c) wood-destroying insects inspection)

NOTE: This form is only intended to address repairs requested pursuant to a wood-destroying insects report. Standard form #310-T may be used to address other requested repairs.

[See Guidelines for completing this form, Standard Form 311G]

Property Address:

Seller:

Buyer:

1. Buyer's Request for Repairs. Buyer has obtained a report from a licensed pest control operator as permitted by the "Wood-Destroying Insects" paragraph (paragraph 12(c)) of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property. Pursuant to said report, Buyer requests Seller to complete the following necessary repairs at Seller's expense prior to Closing:
WE WILL ENTER ALL REPAIR REQUESTS HERE AND OUR FIRM ENCOURAGES YOU TO SHARE INSPECTION REPORTS WITH THE BUYER TO JUSTIFY YOUR REQUESTS.

2. Acceptance of Property Condition; Release of Reports. Buyer accepts the Property in its current condition except for: (a) the items listed in paragraph 1 above; and (b) items that may need necessary repairs according to any inspections permitted by the "Property Inspection" paragraph (paragraph 12(b)) of the Contract. Buyer does does not agree to release the wood-destroying insect report to the Seller.

BUYER _____ **DATE** _____

3. Seller's Agreement to Repair. Seller agrees to have the items listed in paragraph 1 above repaired at Seller's expense prior to closing. Seller shall immediately notify Buyer upon completion of said repairs and provide Buyer with documentation thereof. Seller acknowledges that Buyer shall have the right, at Buyer's expense, to verify completion of the repairs, and that Buyer's acceptance of the Property as set forth in paragraph 2 above shall not limit any rights Buyer may have in the event of any change in the condition of any item covered under paragraph 12(b) of the Contract.

SELLER _____ **DATE** _____

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.



PREPARED BY: Emily B Massey, Broker

Repair Agreement (Paragraph 12(c) wood-destroying insects inspection), Standard Form No. 311-T. North Carolina Association of REALTORS®, Inc.

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