

RESIDENTIAL BUYER'S INSPECTION NOTICE AND SELLER'S RESPONSE (BINSR)



ARIZONA
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1. Contract dated: October 03, 2025
MONTH DAY YEAR

2. Seller: _____

3. Buyer: Si & _____

4. Premises Address: 6967 E. Calle Cerca Tucson AZ 85

BUYER INSPECTIONS AND INVESTIGATIONS COMPLETED

(See Section 6j)

Buyer has completed all desired Inspection Period Items, such as:

- (a) physical, environmental, and other inspections and investigations;
- (b) inquiries and consultations with government agencies, lenders, insurance agents, architects, and other persons and entities;
- (c) investigations of applicable building, zoning, fire, health, and safety codes;
- (d) inquiries regarding sex offenders; and the occurrence of a disease, natural death, suicide, homicide or other crime on the Premises or in the vicinity
- (e) inspections and investigations pertaining to square footage, wood-destroying organisms or insects, sewer, flood hazard, swimming pool barriers, and insurance; and
- (f) inspections and investigations of any other Items important to Buyer.

Buyer has verified all information deemed important including:

- (a) MLS or listing information; and
- (b) all other information obtained regarding the Premises.

Buyer acknowledges that:

- (a) All desired Inspection Period inspections and investigations must be completed prior to delivering this notice to Seller;
- (b) All Inspection Period items disapproved must be provided in this notice;
- (c) Buyer's election is limited to the options specified below; and
- (d) Buyer is not entitled to change or modify Buyer's election after this notice is delivered to Seller.

Buyer and Seller acknowledge that any agreed upon corrections/repairs;

- (a) Must be performed in a workmanlike manner; and
- (b) Arizona law, A.R.S. § 32-1121, requires that a licensed contractor perform corrections/repairs for which: (i) the aggregate contract price, including labor and materials, is \$1,000 or greater; or (ii) the work to be performed is not of a casual or minor nature; or (iii) the work to be performed requires a local building permit.

Buyer elects as follows:

- ☐ Premises Accepted – No corrections requested. Buyer accepts the Premises in its present condition and no corrections or repairs are requested.
- ☐ Premises Rejected – Buyer disapproves of the items listed below and elects to immediately cancel the Contract.
- ☒ Buyer elects to provide Seller an opportunity to correct or address the disapproved items listed below. (Attach an addendum, if applicable.)

Items disapproved:

1. Removal of back yard dead tree leaning towards home by Licensed Bonded Landscaper Branching Out Tree Services Estimate attached.
 2. Electrical Main Breaker Box : remove panel and install a new 200 amp main breaker panel with 200 amps going to all 40 breaker spots. Work to be done by Juice Electric. Estimate attached.
 3. Water Heater closet : Has several exposed Romex wires and extension cord feeding irrigation timer. Remove and replace with new wires and sleeve them with conduit. Work to be performed by Juice Electric. Estimate attached.
 4. Microwave in kitchen requires installation of new permanent outlet above cabinet for microwave. Work to be performed by Juice Electric. Estimate attached.
 5. Water Heater T&P needs to be sweat to pipe leading outside of room (existing) not inside pan. 1 in gap for venting needs foil tape around ceiling removed. Work to be performed by MacInnis Plumbing. Estimate attached.
 6. Roof Repairs (2) Ponding noted on the roof. Advise building-up areas and/or adding coating ensuring proper drainage as recommended by a qualified roofer. See Home Inspection Report attached.
- 1.0 Item 4 (Picture) 1.0 Item 5 (Picture)
1.0 Item See attached Home Inspection Report for work required Pgs. 20, 21. Pictures 1.0 1,2,3,4,5. continued...

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Residential Buyer's Inspection Notice and Seller's Response >>

...Roof repairs continued: 1.0 (1) Gaps along roof edge noted at tops of parapets at all sides of the home. 1.0 Item Pg 20. See Home Inspection Report attached. Work to be performed by Licensed and Bonded roofing company.

See also attached inspection report by Omni Roofing Systems Description.

7.Front Living Room Fireplace inoperable and usable in current condition per Tucson Chimney and Venting Solutions. Remove stucco wash and then install a proper chase top. Install a Spark Screen. Change out current chimney system and install new gas log kit sized correctly for new firebox. Estimate on Chimney Report.

8.Roof Antenna removed and area to be repaired and coated.

9.HOA Outstanding Dues to be brought current prior to Close of Escrow.

10.Seller to provide paid invoices for Frost Electric estimate #79 & 80; and LaMarCo LLC estimates # 1864, 1865, 1866, 1867 and invoice #2549 prior to Close of Escrow.

In Lieu of all repairs see attached Addendum 1.

Buyer acknowledges that Broker(s): (1) make no representations concerning the competency of any inspectors, contractors and/ or repair persons and assume no responsibility for any deficiencies or errors made; and (2) neither Seller nor Broker(s) are experts at detecting or repairing, or estimating costs to repair physical defects in the Premises. Buyer further acknowledges that if Seller agrees to address the items disapproved by monetary credit or change in Purchase Price, an addendum must be submitted to Buyer's lender, who may limit or restrict total contractual credits. The undersigned agrees to the modified or additional terms and conditions if they and acknowledge receipt of a copy hereof.

^ B. SELLER'S SIGNATURE

MO/DA/YR

^ BUYER'S SIGNATURE

MO/DA/YR

BUYER'S WAIVER OF INSPECTIONS

BUYER ACKNOWLEDGES THAT BUYER WAS ADVISED TO OBTAIN INSPECTIONS OF THE PREMISES BY QUALIFIED INSPECTOR(S) AND BUYER DECLINED. By acting against Broker's advice, Buyer accepts responsibility and hereby releases, indemnifies and holds harmless Brokers from any and all liability for all matters that professional inspections could have revealed.

^ BUYER'S SIGNATURE

MO/DA/YR

^ BUYER'S SIGNATURE

MO/DA/YR

SELLER'S RESPONSE

TO BE COMPLETED ONLY IF BUYER PROVIDES SELLER AN OPPORTUNITY TO CORRECT OR ADDRESS ITEMS DISAPPROVED ON PAGES 1-2. (See Section 6j)

If Buyer provides Seller an opportunity to correct or address items disapproved, Seller shall respond within five (5) days or otherwise specified days after delivery of this notice.

Seller responds as follows:

- ☐ Seller agrees to correct or address the items disapproved by Buyer pursuant to terms set forth herein and Section 6j of the Contract.
- ☐ Seller is unwilling or unable to correct or address any of the items disapproved by Buyer.
- ☒ Seller's response to Buyer's Notice is as follows (Attach an addendum, if applicable):

Regarding the items disapproved by Buyers on page 1 and page 2 of this BINSR Addendum, the Seller agrees to credit the Buyers the sum of \$10,000 towards closing costs at close of escrow in lieu of Seller doing any repairs. Also the Full Purchase Price shall be \$581,000

Said \$10,000 credit and Full Purchase Price of \$581,000 will be addressed in Addendum 1.

Hallmark Roofing will be removing the TV antenna and making some minor roof repairs under the existing roof warranty.

The HOA yearly assessments (currently \$1250 annual) will be prorated at close of escrow. Seller agrees to pay any delinquent annual assessments at close of escrow.

As stated in the Purchase Contract and Counter offer, the subject property is sold as-is.

The undersigned agrees to the modified or additional terms and conditions, if any, and acknowledges receipt of a copy hereof.

See Seller's Separate Signature Page

^ SELLER'S SIGNATURE

MO/DA/YR

^ SELLER'S SIGNATURE

MO/DA/YR

BUYER'S ELECTION

TO BE COMPLETED ONLY IF SELLER HAS NOT AGREED TO CORRECT ALL ITEMS DISAPPROVED (See Section 6j)

- ☐ Buyer elects to cancel this Contract
- ☒ Buyer accepts Seller's response to Buyer's Notice and agrees to close escrow without correction of those items Seller has not agreed in writing to correct or address.

The undersigned agrees to the modified or additional terms and conditions, if any, and acknowledges receipt of a copy hereof.

10/20/25

^ BUYER'S SIGNATURE

Sara Reiter

MO/DA/YR

10/20/25

^ BUYER'S SIGNATURE

Gregory Brown

MO/DA/YR

SELLER'S SEPARATE SIGNATURE PAGE

**RESIDENTIAL BUYER'S INSPECTION NOTICE AND SELLER'S RESPONSE
(BINSR)**

(6967 E. Calle Cerca)

SELLER:

ESTATE OF

By:



Personal Representative

Date: 10/20/25