



**SEWER LINE INSPECTION RIDER
REAL ESTATE PURCHASE CONTRACT
Greater Hartford Association of REALTORS®, Inc.**



Always make sure the property address shows in this field.

Make sure your pages are numbered.

General Provisions

Seller shall grant reasonable access to the property to Buyer and Buyer’s inspectors for the purpose of conducting the inspection required by this Rider. If Buyer does not give Seller the written notice required by this Rider on or before the applicable Contingency Date(s), Seller shall have no responsibility or obligation concerning any condition to which this Rider applies. In the event that the Agreement becomes null and void for any reasons set forth in this Rider, all monies paid as deposit(s) shall be promptly returned to Buyer and neither party shall have any further obligation to the other under this Contract. Seller and Buyer agree to provide such written permissions for release of escrow monies as required by law or as escrow agent may reasonably require. The parties agree that escrow agent shall not be liable for the release of escrow monies in accordance with this Rider or for errors of judgment in the release of escrowed deposits unless such errors are the result of gross or intentional misconduct.

In consideration of the rights of inspection, and whether Buyer exercises such rights or not, Buyer hereby releases Seller, Broker and Co-Broker (if any) from any and all liability related to the conditions included in this Rider of which Seller, Broker or Co-Broker, as the case may be, had no actual knowledge before the execution of this Contract. This release shall survive delivery of the deed.

This Contract is contingent upon a satisfactory inspection extending from the residential structures located on the property to the point at which the sewer line connects to the public sewer system, including all components and connections thereto, to be performed by an inspector, a licensed plumber or other applicable licensed personnel. Buyer shall arrange and pay for the inspection. Buyer Seller shall pay for digging associated with the inspection.

Check off who will pay for any digging associated with the inspection.

A report of the inspection shall be completed within _____ calendar days after the date that this contract is fully executed (Contingency Date). If the report reveals that the sewer line is not in proper working condition, then Buyer shall immediately provide Seller with a copy of the entire report. If Seller and Buyer cannot come to a mutually satisfactory agreement concerning the repairs needed as a result of such repairs, then Buyer may terminate this Contract by giving _____ notice within five (5) calendar days of the Contingency Date above.

Type in the number of days they have to complete the sewer inspection.

BUYER

Date: _____

SELLER

Date: _____

Make sure all buyers and sellers sign and date here.