

-RPA Paragraph 7.A and 7.B:

RPA Paragraph 7 – ALLOCATION OF COSTS

RPA 7.A. INSPECTIONS, REPORTS AND CERTIFICATES:

(1) ___Buyer ___Seller shall pay for a natural hazard zone disclosure report, including tax ___environmental Other: _____ prepared by _____.

NHD – Natural Hazard Disclosure

1. Seller is required to provide to Buyer the information included in the 3rd-Party NHD Report.
2. Always check for Seller to provide the NHD Report including “Tax” [already included] and check for “environmental.”
3. Put “Seller’s Choice” after “prepared by” as most NHD companies are equally good.

RPA 7.B. GOVERNMENT REQUIREMENTS AND RETROFIT:

(1) ___Buyer ___Seller shall pay for smoke alarm and carbon monoxide device installation and water heater bracing, if required by Law. Prior to Close Of Escrow (“COE”), Seller shall provide Buyer written statement(s) of compliance in accordance with state and local Law, unless Seller is exempt.

(2) (i) ___Buyer ___Seller shall pay the cost of compliance with any other minimum mandatory government inspections and reports if required as a condition of closing escrow under any Law.

(ii) ___Buyer ___Seller shall pay the cost of compliance with any other minimum mandatory government retrofit standards required as a condition of closing escrow under any Law, whether the work is required to be completed before or after COE.

(iii) Buyer shall be provided, within the time specified in paragraph 14A, a copy of any required government conducted or point-of-sale inspection report prepared pursuant to this Agreement or in anticipation of this sale of the Property.

1. Always check for **Seller to pay for smoke alarm and carbon monoxide device installation and water heater bracing. [RPA 7.B(1)]**
2. Always **leave RPA 7.B(2) – (i) and (ii) blank [unchecked] or Seller will almost always counter it out.**
3. RPA 7.B(2) – (iii) suffices for any “required” inspection or report to be provided to the Buyer.

It is interesting to **note that RPA paragraph 12.A states that Buyer will not allow a government employee to conduct an inspection.**

- *RPA 12.A . . . Without Seller’s prior written consent, Buyer shall neither make nor cause to be made: invasive or destructive Buyer Investigations, except for minimally invasive testing required to prepare a Pest Control Report; or inspections by any governmental building or zoning inspector or government employee, unless required by Law.*

