

INSPECTION CONTINGENCY ADDENDUM TO PURCHASE AGREEMENT

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Addendum to Purchase Agreement between parties:

dated _____, pertaining to the purchase and sale of the property at:

This Purchase Agreement noted above is contingent upon an inspection of the property to determine the condition and performance relative to the intended function of the following checked items:

- | | |
|-------------------------------------------------|-----------------------------------|
| <input type="checkbox"/> Central heating system | <input type="checkbox"/> Roofs |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Walls |
| <input type="checkbox"/> Central cooling system | <input type="checkbox"/> Basement |
| <input type="checkbox"/> Plumbing system | <input type="checkbox"/> Ceilings |
| <input type="checkbox"/> Electrical system | <input type="checkbox"/> Floors |
| <input type="checkbox"/> Exterior | <input type="checkbox"/> other |

(specify): _____

- All of the above.
- Complete Home inspection.

The inspection shall be performed by an inspector of the Buyer(s) choice. Inspector should be qualified to do inspection as evidenced by a license or professional designation. Buyer shall satisfy Seller as to the qualifications of the Inspector(s). Said inspection shall be at the (Buyer's / Seller's) sole expense. Seller agrees to make the property reasonably available for said inspection.

Any inspection or tests done by FHA, VA, or other governmental unit shall be done and paid for in accordance with the applicable regulations and are not part of this inspection Contingency. Routine maintenance items are not part of this contingency.

The inspection shall be done within ____ business days of final acceptance of this Purchase Agreement. If Buyer or anyone representing Buyer discovers any defects in the above specified components of the property, Buyer must notify Seller or Seller's agent in writing, describing such defects within ____ business days after the inspection. The Buyer's objections shall be limited to deficiencies that adversely affect the structural and/or mechanical integrity of the building or its components or the health and safety of the occupants. If the Buyer notifies the Seller of such defects, and if within ____ business days after such notice Buyer and Seller have not agreed in writing as to whether repairs will be performed, defects waived, or an adjustment to the purchase price made, the Purchase Agreement will automatically become null and void without further notice required, and all deposits or earnest money paid by Buyer will be promptly refunded.

Buyer and Seller agree to sign Cancellation of Purchase Agreement, and thereafter neither party will have any further liability to the other. However, notwithstanding any provision to the contrary, or any notice given, the Buyer may unilaterally waive defects, providing that the Buyer notifies Seller or Seller's Agent of waiver in writing within the time specified. If Buyer fails to have the inspection performed, or does not notify Seller within time specified above, this contingency shall be deemed removed and the Purchase Agreement shall be in full force and effect.

Seller and/or Seller's agent (SHALL) (SHALL NOT) have the right to continue to offer the property for sale until this contingency is removed.

(Seller) _____ (Date)

(Seller) _____ (Date)

(Buyer) _____ (Date)

(Buyer) _____ (Date)