

## PROFESSIONAL INSPECTION ADDENDUM

|   |                                    |
|---|------------------------------------|
| 1 | Buyer(s) _____                     |
| 2 | Seller(s) _____                    |
| 3 | Property Address or Tax ID # _____ |
| 4 | _____ (the "Property")             |

**PROFESSIONAL INSPECTIONS ARE ADVISABLE**

This Addendum does not contain a complete list of all inspections available in your area, or that may be desirable. Additional inspections may be included. The land and dwelling may be inspected as indicated below. The Real Estate Sale Agreement is contingent upon the Buyer's approval of the specified inspections, tests, and reports within the time requirements of this Addendum. Buyer shall promptly provide a copy of all reports to Seller only if requested by Seller. Unless otherwise indicated, all reports shall be ordered by the party responsible for payment and shall be in writing. Except as modified herein, all the Real Estate Sale Agreement provisions remain unchanged.

Real estate agents are not qualified licensed inspectors and do not perform inspections, tests, and reports.

|                          | Perform Inspection                                       | Test Ordered & Paid By   |                                     | Perform Inspection  | Test Ordered & Paid By  |
|--------------------------|--|--|-------------------------------------|---|---|
| <b>Asbestos</b>          | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Professional Home Inspection</b> | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller            |
| <b>Electrical</b>        | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Radon</b>                        | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller |
| <b>Exterior Siding</b>   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Roof</b>                         | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller            |
| <b>Fireplace/Chimney</b> | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Sewer Scope</b>                  | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller |
| <b>Heating/Cooling</b>   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Structural</b>                   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller |
| <b>Land Survey</b>       | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Toxic/Hazardous Substances</b>   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller            |
| <b>Mold/Mildew</b>       | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Underground Sprinklers</b>       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller            |
| <b>Pest/Dry Rot</b>      | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <b>Underground Storage Tank</b>     | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller            |
| <b>Plumbing</b>          | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller |                                     |   |   |
| <b>Other:</b> _____      | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller |                                     |   |   |

**TIME REQUIREMENTS:** Time is of the essence. If Buyer needs additional time, Buyer should immediately attempt to secure Seller's written consent to an extension of time before the expiration of the time period described below. The time period agreed upon below may be shortened or extended only by written agreement between Buyer and Seller. Expiration of the time period shall occur at 5:00 p.m. on the final day of that period.

**1.** Buyer shall have \_\_\_\_\_ Business Days (ten [10] if not filled in) after the date Buyer and Seller have signed and accepted this Sale Agreement (hereinafter the "Inspection Period") in which to complete all inspections and negotiations with Seller regarding any matters disclosed in any inspection report. Buyer understands Buyer is responsible for the restoration of the Property following any inspections(s)/test(s) performed by Buyer or on Buyer's behalf. Buyer will not provide all or any portion of the inspection reports to Seller unless requested by Seller; but if Seller requests all or a portion of a report during this transaction or within thirty (30) days following termination, Buyer will promptly comply. Seller shall not be required to modify any terms of this Agreement already reached with Buyer. Unless a written agreement has already been reached with Seller regarding Buyer's requested repairs, at any time during the Inspection Period, Buyer may notify Seller, in writing, of Buyer's unconditional disapproval of the Property based on any inspection report(s), in which case, all earnest money deposits shall be promptly refunded, and this transaction shall be terminated. If Buyer fails to provide Seller with written unconditional disapproval of any inspection report(s) by 5:00 p.m. of the final day of the Inspection Period, Buyer shall be deemed to have accepted the condition of the Property. Note if, prior to expiration of the Inspection Period, written agreement is reached with Seller regarding Buyer's requested repairs, the Inspection Period shall automatically terminate unless the parties agree otherwise in writing.

**2. IF BUYER DELIVERS WRITTEN UNCONDITIONAL DISAPPROVAL TO SELLER** of any requested inspections, tests, reports, or other services selected above before expiration of the Inspection Period (or such other period as agreed upon between the parties in writing), this transaction shall be deemed to be automatically terminated, and Buyer's earnest money shall be promptly refunded.

**3. IF BUYER FAILS TO DELIVER WRITTEN UNCONDITIONAL DISAPPROVAL TO SELLER** before expiration of the Inspection Period (or such other period as agreed upon between the parties in writing), this inspection contingency shall be deemed to have been automatically waived by Buyer, and Buyer shall be deemed to have accepted the Property in its present condition.

For additional provisions, see Addendum \_\_\_\_\_

45 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

46 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

47 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

48 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

49 Buyer's Agent \_\_\_\_\_ Seller's Agent \_\_\_\_\_