

PROFESSIONAL INSPECTION ADDENDUM

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

PROFESSIONAL INSPECTIONS ARE RECOMMENDED

6 **1. BUYER'S RIGHT TO INSPECT:** The following inspections may be performed by Buyer or on Buyer's behalf:

	Perform Inspection or test	Ordered & paid by		Perform Inspection or test	Ordered & paid by	
7	Building	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Roof	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
8	Asbestos	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Sewer Scope	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
9	Drywell	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Stormwater Management	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
10	Engineering	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Structural	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
11	Geotech	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Toxic/Hazardous Substances	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
12	Heating/Cooling	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Underground Sprinklers	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
13	Land Survey	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Underground Storage Tank	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
14	Mold/Mildew	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
15	Phase I Environmental Site Assmt	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller			
16	Other _____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller

17 The inspections, tests and surveys selected above (the "Inspections") will be ordered and paid for by the parties as indicated above. This
18 Addendum does not contain a complete list of all inspections available or desirable. Additional inspections may be included. Real estate
19 agents are not licensed as inspectors and do not perform the Inspections.

20 **2. INSPECTION PERIOD:** Buyer will have ____ Days (thirty [30] if not filled in) after the Effective Date (the "Inspection Period") in which to
21 complete all Inspections. The Inspection Period will expire at 5:00 p.m. on the final day of that period. If Buyer needs additional time, Buyer should
22 attempt to secure Seller's written consent to an extension of time before the Inspection Period expires. The parties may shorten or extend the
23 Inspection Period only by written agreement. Buyer will promptly restore any damage to the Property resulting from the Inspections.

24 **3. REPORTS:** The reports and results generated as a result of the Inspections (the "Reports") will be in writing. Buyer will not provide all or any
25 portion of the Reports to Seller unless requested by Seller; but if Seller requests all or a portion of any Reports during this transaction or within thirty
26 (30) Days following termination, Buyer will promptly comply.

27 **4. CONTINGENCY:** The Buyer's obligations under the Sale Agreement are contingent upon the Buyer's approval of the Reports. Except as provided
28 in Section 5, this transaction will automatically terminate if Buyer does not Notify Seller, before the end of the Inspection Period, that Buyer is satisfied
29 with the Inspections. Upon such termination, Seller will promptly return all Deposits to Buyer.

30 **5. REPAIRS:** During the Inspection Period, Buyer may attempt to negotiate with Seller regarding matters disclosed in any of the Reports, however,
31 Seller will not be required to modify any terms of the Sale Agreement. If, prior to the end of the Inspection Period, the parties reach written agreement
32 regarding Buyer's requested repairs, the Inspection Period will automatically expire and the Contingency will be deemed satisfied unless the parties
33 agree otherwise in writing.

34 **6. ADDITIONAL PROVISIONS:** For additional provisions see Addendum _____

35 **7. EFFECT:** Except as modified above, all provisions of the Sale Agreement remain unchanged.

36 Buyer _____ Date _____ a.m. _____ p.m. ←
37 Buyer _____ Date _____ a.m. _____ p.m. ←

38 Seller _____ Date _____ a.m. _____ p.m. ←
39 Seller _____ Date _____ a.m. _____ p.m. ←

40 Buyer's Agent _____ Seller's Agent _____