

**BUYER'S REPAIR ADDENDUM**

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

5 Presentation of this Buyer's Repair Addendum (this "Addendum") to Seller will not constitute a counteroffer or refusal by Buyer to honor the terms of  
6 the existing Sale Agreement. Buyer should promptly Deliver this Repair Addendum to Seller. Since there is no deadline for Seller's acceptance of this  
7 proposal, the parties may wish to consider a written extension of any applicable inspection periods.

8 **1. REPAIRS/CORRECTIVE ACTION REQUESTED BY BUYER:** Buyer requests Seller to perform the following repairs and/or take other corrective  
9 action ("Repairs/Corrective Action") described as follows. Seller may request a copy of any inspections upon which the following items are based. If  
10 the Completion Date for the Repairs/Corrective Action is beyond the scheduled Closing Date, the parties should identify a new Closing Date as a part  
11 of this Addendum. Buyer will not provide all or any portion of the inspection reports to Seller unless requested by Seller.

12 \_\_\_\_\_  
13 \_\_\_\_\_  
14 \_\_\_\_\_  
15 \_\_\_\_\_  
16 \_\_\_\_\_  
17 \_\_\_\_\_  
18 \_\_\_\_\_  
19 \_\_\_\_\_ For additional details, see Addendum \_\_\_\_\_

20 If the "Inspection Period" specified in the Inspection Section applicable to the Sale Agreement, or Section 1 of the OREF 058 – Professional Inspection  
21 Addendum if used in this transaction, is not properly extended, if Buyer fails to Deliver Seller with written unconditional disapproval of Buyer's  
22 inspection report(s) by 5:00 p.m. on the last day of the Inspection Period, Buyer will be deemed to have accepted the condition of the Property. Unless  
23 otherwise provided above, all Repairs/Corrective Action requiring the use of contractors (for example, for electrical, HVAC, plumbing, or similar  
24 specialty work) will be performed by Oregon-licensed and bonded contractors in a workmanlike manner in accordance with all applicable laws, codes,  
25 and ordinances, and will be paid by Seller before the Closing Date or at Closing.

26 **2. COMPLETION DATE FOR REPAIRS/CORRECTIVE ACTION:** The Repairs/Corrective Action will be completed on or before (*insert date*)  
27 \_\_\_\_\_ (the "Completion Date"). Seller will give Buyer Notice of completion of the Repairs/Corrective Action using OREF 110  
28 – Notice from Seller to Buyer and provide any receipts for labor and materials with proof of payment in full, unless being paid out of Escrow. Buyer  
29 may, with Buyer's inspector, within \_\_\_\_ Business Days (two [2] if not filled in) following receipt of such Notice, re-inspect the Property to confirm that  
30 the Repairs/Corrective Action have/has been completed.

31 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←  
32 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

33 **3. SELLER'S RESPONSE:** (*select only one*)

34 (a)  Seller will perform the Repairs/Corrective Action on or before the Completion Date and give timely Notice of completion to Buyer. If  
35 Seller checks this box, the Inspection Period will automatically terminate unless the parties agree otherwise in writing.

36 (b)  Seller declines to perform the Repairs/Corrective Action.

37 If Seller declines to perform the Repairs/Corrective Actions requested by Buyer but intends to offer to Buyer their own Repairs/Corrective Actions,  
38 Seller is to promptly submit OREF 022B – Seller's Repair Addendum to Buyer.

39 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←  
40 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

41 Buyer's Agent(s) \_\_\_\_\_ Seller's Agent(s) \_\_\_\_\_

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

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