

PROFESSIONAL INSPECTION ADDENDUM

Buyer(s) _____
Seller(s) _____
Property Address or Tax ID # _____
(the "Property")

PROFESSIONAL INSPECTIONS ARE ADVISABLE

This Professional Inspection Addendum (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 Sale Agreement is contingent upon the Buyer's approval of the specified inspections, tests, and reports within the time requirements of this Addendum. Buyer will promptly provide a copy of all reports to Seller only if requested by Seller. Unless otherwise indicated, all reports will be ordered by the party responsible for payment and will be in writing. Except as modified in this Addendum, all the 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
Asbestos	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Professional Home Inspection	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
Electrical	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Radon	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
Exterior Siding	<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
Fireplace/Chimney	<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
Heating/Cooling	<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
Land Survey	<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
Mold/Mildew	<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
Pest/Dry Rot	<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
Plumbing	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller			
Other (specify) _____	<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 will occur at 5:00 p.m. on the final day of that period.

1. Buyer will have _____ Business Days (ten [10] if not filled in) after the date Buyer and Seller have signed and accepted this Sale Agreement (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 Seller delivers Notice to Buyer requesting reports; but if Seller requests in writing all or a portion of a report during this transaction or within thirty (30) calendar days following termination, Buyer will promptly comply. Seller will not be required to modify any terms of this Addendum 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 of Buyer's unconditional disapproval of the Property based on any inspection report(s), in which case, all Deposits will be promptly refunded, and this transaction will 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 will be deemed to have accepted the condition of the Property. Note if, before expiration of the Inspection Period, written agreement is reached with Seller regarding Buyer's requested repairs, the Inspection Period will 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 will be deemed to be automatically terminated, and Buyer's earnest money will 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 will be deemed to have been automatically waived by Buyer, and Buyer will be deemed to have accepted the Property in its present condition.

For additional provisions, see Addendum _____.

Buyer _____ Print _____ Date _____ a.m. p.m. ←

Buyer _____ Print _____ Date _____ a.m. p.m. ←

Seller _____ Print _____ Date _____ a.m. p.m. ←

Seller _____ Print _____ Date _____ a.m. p.m. ←

Buyer's Agent(s) _____ Seller's Agent(s) _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE