

PROFESSIONAL INSPECTION ADDENDUM

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

Professional inspections are recommended.

1. BUYER'S RIGHT TO INSPECT: The following inspections may be performed by Buyer or on Buyer's behalf. *(select all that apply)*

	Perform inspection or test	Ordered & paid by		Perform inspection or test	Ordered & paid by
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
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 checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller
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
Engineering	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Structural	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
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 checked="" 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	Underground Sprinklers	<input checked="" 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 checked="" type="checkbox"/> Seller	Underground Storage Tank	<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 checked="" type="checkbox"/> Seller	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
Phase I Environmental Site Assmt	<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			

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

2. INSPECTION PERIOD: Buyer will have _____ Days (thirty [30] if not filled in) after the Effective Date (the "Inspection Period") in which to 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 attempt to secure Seller's written consent to an extension of time before the Inspection Period expires. The Parties may shorten or extend the Inspection Period only by written agreement. Buyer will promptly restore any damage to the Property resulting from the Inspections.

3. REPORTS: The reports and results generated as a result of the Inspections (the "Reports") will be in writing. Buyer *(select one)* will will not provide to Seller any Reports or portion of the Reports requested by Seller during this transaction or within thirty (30) Days following termination, and in any event, Buyer will not provide to Seller any Reports or portion of the Reports not requested by Seller.

4. CONTINGENCY: The Buyer's obligations under the Sale Agreement are contingent upon the Buyer's approval of the Reports. Except as provided 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 with the Inspections. Upon such termination, Seller will promptly return all Deposits to Buyer.

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

6. ADDITIONAL PROVISIONS: For additional provisions, see Addendum _____.

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

Buyer _____	Print _____	Date _____		<input type="checkbox"/> a.m. <input type="checkbox"/> p.m. ←
Buyer _____	Print _____	Date _____		<input type="checkbox"/> a.m. <input type="checkbox"/> p.m. ←
Seller _____	Print _____	Date _____		<input type="checkbox"/> a.m. <input type="checkbox"/> p.m. ←
Seller _____	Print _____	Date _____		<input type="checkbox"/> a.m. <input type="checkbox"/> p.m. ←

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