

PROPERTY INSPECTION CONTINGENCY ADDENDUM I

Addendum to Purchase and Sale Contract dated _____ between

_____ (Seller) and

_____ (Purchaser)

Property Location _____ (Property)

Street

City/Town

Purchaser's obligation to close under the above Contract is subject to the contingency that Purchaser, at his/her sole expense, obtain an inspection of the Property by an independent property inspector selected by Purchaser. The inspection may include, but shall not be limited to, the roof, foundation, structural, mechanical, heating, plumbing, electrical, water, wastewater/septic/sewage, or other systems or improvements on the Property.

Any inspection shall be performed not later than _____ calendar days after the Seller's acceptance of the Contract and not thereafter.

If the results of such inspection are unsatisfactory to Purchaser, Purchaser shall have the right to terminate this Contract, provided that Purchaser shall give Seller written notice of Purchaser's decision to terminate this Contract based upon the results of the property inspection not later than _____ calendar days after the completion of the inspection.

If notice of Purchaser's decision to terminate the Contract based upon the results of the property inspection is not provided within _____ calendar days after the completion of the inspection or if the inspection is not performed within _____ calendar days after Seller's acceptance of the Contract, this contingency shall be deemed waived and shall be of no further force and effect.

In the event Purchaser terminates this Contract in accordance with the provisions of this property inspection contingency, all deposit money, together with all interest thereon to which Purchaser is entitled, shall be forthwith returned to Purchaser and the Contract shall be of no further force and effect. The responsibility to notify Seller of Purchaser's termination of this Contract based upon the results of the property inspection shall be solely Purchaser's. The real estate brokers representing Seller shall have no responsibility under this Contract to notify Seller of Purchaser's termination based upon the property inspection contingency.

Seller hereby agrees to provide access to the Property upon reasonable prior notice for purposes of the above inspection(s). Any damage caused to the Property as a result of the inspection shall be Purchaser's responsibility.

Seller Date

Purchaser Date

Seller Date

Purchaser Date

Seller Date

Purchaser Date

Seller Date

Purchaser Date