Professional Property Inspection Contingency

This addendum**,** dated _____, 20____, is attached to and made part of a Contract of Purchase dated _____, 20____ between _____ Seller(s) and _____ Purchaser(s) for Real Property more commonly known as

_____.

Section I

1. All undersigned parties agree that the purchase is contingent upon an acceptable professional Home Inspection. This inspection, at Purchaser's expense, must be completed and approved or disapproved by Purchaser within _____ Calendar Days of contract ratification or this contingency is automatically removed. IF Purchaser disapproves the condition of the property, or Seller refuses to cure the defects, then this contract shall be declared null and void.

2. This addendum ***does not*** apply to cosmetic defects such as chipping paint, fogged windows, and other minor wear and tear.

_____   _____

PURCHASER Signature   **Date**   **SELLER Signature**   **Date**

_____   _____

PURCHASER Signature   **Date**   **SELLER Signature**   **Date**

Section II - Notice of Inspection Completion

1. ____ Purchaser acknowledges a professional property inspection has been completed. Purchaser removes the contingency.

2. ____ Purchaser desires the following defects to be cured by Seller. A full copy of the report is attached.

_____
_____

_____/_____   _____/_____

Seller(s) Initials   **Buyer(s) Initials**

3. _____ Purchaser disapproves the condition of the property for reasons indicated in the attached report and hereby nullifies the contract of purchase.

_____   _____

PURCHASER Signature   **Date**   **SELLER Signature**   **Date**

_____   _____

PURCHASER Signature   **Date**   **SELLER Signature**   **Date**

Section III - Seller's Acknowledgment of Inspection

1. _____ Seller agrees to cure all noted defects in Section II.

2. _____ Seller agrees to cure, and Purchaser agrees to accept the following repairs listed on a separate signed agreement referenced here _____

_____

_____

3. _____ Seller will not cure the noted defects in Section II. Purchaser agrees to accept the property as it stands.

*If Purchaser does not agree to accept the property as it stands then the contract is declared null and void.

_____   _____

PURCHASER Signature   **Date**   **SELLER Signature**   **Date**

_____   _____

PURCHASER Signature   **Date**   **SELLER Signature**   **Date**

_____/_____   _____/_____

Seller(s) Initials   **Buyer(s) Initials**