

# Addendum to Contract for Residential Sale and Purchase



1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase  
2\* between \_\_\_\_\_ ("Seller")  
3\* and \_\_\_\_\_ ("Buyer")  
4\* concerning the Property described as \_\_\_\_\_  
5\* \_\_\_\_\_

6\* (\_\_\_\_) (\_\_\_\_) - (\_\_\_\_) (\_\_\_\_) **L. Inspections: (Check as applicable)**

- 7\* 1.  **Self-Inspection: Seller and Buyer agree that unlicensed persons, including the parties themselves, may**  
8 **conduct the inspections (except for Buyer's wood-destroying organism inspection) permitted in Paragraph 8 of this**  
9 **contract or As Is with Right to Inspect Addendum (if applicable). However, if the inspection findings differ and the**  
10 **parties cannot resolve the differences, Seller and Buyer together will choose and equally split the cost of**  
11 **a professional inspector as defined in Paragraph 8 of this Contract, whose report will be binding on the parties.**
- 12\* 2.  **Right to Cancel Based on Inspection Results: Within the Inspection Period provided in Paragraph 6 of this**  
13 **Contract, Buyer will, at Buyer's expense, conduct those inspections referenced in Paragraphs 7, 8(a)(2), 8(b),**  
14 **and 8(c) and any other inspections of the Property that Buyer deems necessary. This clause does not modify or**  
15 **replace Paragraph 9. If Buyer is for any reason unhappy with a condition of the Property noted in the**  
16 **inspection results, Buyer may cancel this Contract by delivering written notice to Seller along with a copy of the**  
17\* **inspection results within \_\_\_\_\_ days (53 days if left blank) after expiration of the Inspection Period. Buyer will repair**  
18 **all damage to the Property resulting from the inspections and restore the Property to its pre-inspection condition;**  
19 **this obligation will survive termination of this Contract. ~~If Buyer fails to inspect or fails to timely exercise the~~**  
20 **~~right to cancel granted herein, Buyer waives the right to inspect and accepts the Property "as is." However, Buyer~~**  
21 **~~or Buyer's representative may, on the day before Closing or at any other time agreeable to the parties, walk~~**  
22 **~~through the Property solely to verify that Seller has fulfilled the Maintenance Requirement and other contractual~~**  
23 **~~obligations. If the Contract is not cancelled, the parties' obligations remain as specified in the Contract.~~**