

Addendum to Residential Sale and Purchase Agreement

If signed by all parties, the following terms will become part of the Residential Sale and Purchase Agreement between _____ ("Seller") and _____ ("Buyer") for the Property located at _____.

(_____) (_____) - (_____) G. Defective Drywall: During a period when Florida faced shortages of building materials, some homes were built or renovated with "Defective Drywall." This type of drywall releases sulfur, methane, and/or other volatile compounds that can corrode air conditioning systems, copper tubing, electrical wiring, computer wiring, and other household components, while also producing harmful odors that may affect health.

1. **Defective Drywall Inspection:** At the Buyer's own cost, Buyer may hire a licensed home inspector, contractor, or other required professional to check the Property for Defective Drywall within 10 days after the Effective Date (10 days if not specified) ("Drywall Inspection Period"). The Buyer must repair any damage caused during the inspection and return the Property to its original condition. This obligation remains valid even if the Contract is terminated.
2. **Right to Cancel:** If the inspection shows the presence of Defective Drywall or related damage, and the cost to remove/replace it or repair the damage is greater than \$_____ or _____% of the Purchase Price (defaults to \$500 or 1% if not specified), the Buyer may cancel this Agreement. Cancellation must be given in writing to the Seller within 3 days after the Drywall Inspection Period ends. In this case, the Buyer's deposit will be refunded. If the Buyer does not complete the inspection on time or fails to provide written cancellation within the required period, this contingency will be considered waived, and the Buyer must proceed with the Agreement.