

Addendum to Residential Sale and Purchase Agreement

If signed by all parties, the terms below will be added to the Residential Sale and Purchase Agreement between _____ ("Seller") and _____ ("Buyer") for the Property located at _____.

☐ (____) (____): (____) (____) **Inspections: (Check all that apply)**

☐ **1. Self-Inspection:** Seller and Buyer agree that inspections may be carried out by unlicensed individuals, including the parties themselves (excluding Buyer's wood-destroying organism inspection) as permitted under Paragraph 8 of this Agreement or the As Is with Right to Inspect Addendum (if applicable). If inspection results differ and the parties cannot resolve the issues, Seller and Buyer will jointly select a professional inspector and share the cost equally. The inspector's findings, as defined in Paragraph 8 of this Agreement, will be final and binding.

☐ **2. Right to Cancel Based on Inspection Results:** During the Inspection Period outlined in Paragraph 6 of this Agreement, Buyer, at Buyer's own expense, may conduct the inspections referenced in Paragraphs 7, 8(a)(2), 8(b), and 8(c), as well as any other inspections deemed necessary. This clause does not replace Paragraph 9. If Buyer is dissatisfied with any condition of the Property revealed in the inspection results, Buyer may cancel the Agreement by providing written notice to the Seller along with a copy of the inspection report within three (3) days (or 3 days if left blank) after the Inspection Period ends. If the Buyer properly cancels, the deposit will be refunded. Buyer must repair any damage caused by the inspections and return the Property to its prior condition; this obligation continues even after cancellation. If the Agreement is not canceled, both parties must continue to perform their obligations as stated in the Agreement.