

Addendum to Contract for Residential Sale and Purchase

If signed by all parties, the following terms will become part of the Contract for Residential Sale and Purchase:

Between _____ ("Seller")
And _____ ("Buyer")
Regarding the Property described as _____

(____) (____) - (____) (____) **R. Mold Inspection:**

1. Mold Inspection: At the Buyer's expense, the Buyer may hire a home inspector, licensed contractor, or other qualified professional (if required by law) to inspect the Property for mold within ____ days after the Effective Date (20 days if left blank) ("Mold Inspection Period"). The Buyer is responsible for repairing any damage caused by the inspection and restoring the Property to its original condition before the inspection. This responsibility continues even if the Contract is terminated.

2. Cancellation: If the inspection shows mold that requires professional remediation costing more than \$_____ (\$500 if left blank), the Buyer may cancel this Contract by giving written notice to the Seller within 3 days after the Mold Inspection Period ends. In that case, the Buyer's deposit(s) will be refunded. If the Buyer does not complete the inspection on time or fails to provide timely written notice of cancellation, this contingency will be waived, and the Buyer will proceed with the Contract.