

HOME INSPECTION CONTINGENCY REMOVAL ADDENDUM

This Addendum is made on November 14, 2018, in accordance with a sales contract ("Contract") ratified on November 14, 2018, between Sample Buyer 1, Sample Buyer 2

 _____ ("Purchaser") and Sample Seller

 _____ ("Seller") for the purchase and sale of the Property: _____

Contract referenced above includes a Home Inspection Contingency.

A complete copy of the inspection report(s) is/are attached for your information and review. The specific deficiencies of the Property that Purchaser would like Seller to remedy are listed below together with Purchaser's proposed remedies. Purchaser agrees to remove the Home Inspection Contingency upon Seller's agreement to the following:

- 1) **Have a chimney sweep perform a level II Inspection and repairs as recommended, including but not limited to: 4.8.1 deteriorating masonry/mortar. 4.8.2 spalling bricks. 14.1.1 check for cracks. 14.1.2 cleaning flue. 14.1.3 deteriorated mortar in firebox. 14.1.4 efflorescence along foundation wall. 14.1.5 leak in sunroom.**
- 2) **Have an HVAC technician evaluate, service, and repair HVAC system as recommended, including but not limited to: 6.1(1-5), 6.3.1, 7.1(1-2), 8.1.1.**
- 3) **The seller shall credit the buyer \$5,000 in lieu of all other repairs. See attached.**

Unless otherwise specified above, all repairs are to be performed by a contractor licensed to do the type of work required, and receipts or other written evidence that the repairs have been completed will be provided prior to or at Purchaser's final walk through inspection of the Property.

SELLER:

Date	/	Signature Sample Seller
Date	/	Signature
Date	/	Signature

PURCHASER:

Date	/	Signature Sample Buyer 1
Date	/	Signature Sample Buyer 2
Date	/	Signature

