ADDENDUM TO CONTRACT OF SALE
MECHANICAL AND STRUCTURAL INSPECTION

PROPERTY: _____

Purchaser may order an inspection report to be prepared by a licensed inspector at Purchaser's expense. It is understood by the parties that the purpose of the inspection report is to insure that all *heating, air conditioning, plumbing, electrical systems, fireplace, appliances, pool and spa* are in good working order and that the structure is reasonably sound and the roof free of leaks at the time of closing.

> **It is understood that this Property is a *resale* property, that it is *not new construction* and that normal wear and tear is to be expected. (For example: fogged windows, interior doors that do not lock or latch, tree trimming, leaf accumulation on the roof, cracks in tile and countertops, and housekeeping items such as filters, light bulbs, painting and cleaning are considered normal wear and tear and are not subject to repair unless otherwise noted in the Contract.)**

This inspection report must be completed within _____ calendar days of the full execution of the Contract. Seller or Seller's agent shall be provided with a copy of the inspection report, along with a statement from the Purchaser or Purchaser's representative as to any findings in the report which Purchaser wants the Seller to repair/address. Seller shall respond to Purchaser's request for repairs within five (5) days. In the event Purchaser does not submit a copy of the report and requested repairs within the allotted time period, then the Purchaser shall be deemed to have waived the right to request the Seller to make any repairs recommended.

Seller agrees to make all reasonable repairs recommended in the report pertaining to the *heating, air conditioning, electrical and plumbing systems, fireplace, appliances, pool, spa, structure, and roof* so as to comply with paragraph 4 of the Contract.

Purchaser and Seller agree that no repairs other than those required by Paragraph 4 of the Contract are contemplated by this Inspection Addendum unless said repairs are expressly included in the Contract. In the event the Purchaser and Seller cannot agree upon the reasonable repairs, the Purchaser shall have the option of: (a) accepting the property with the repairs the Seller is willing to pay for or (b) terminating this agreement by written notice delivered to Seller within forty-eight (48) hours after receipt of Seller's response.

In the event Seller agrees to make certain repairs and such repairs are not completed by the date of closing, then Seller shall agree to permit Purchaser's closing attorney to escrow the necessary funds from the Seller's proceeds at closing.

Seller's responsibility in connection with the condition of the Property shall cease at closing and the closing shall constitute Purchaser's acceptance of the Property unless provisions are otherwise made in writing.

SELLER:		**PURCHASER:**	
_____	_____	_____	_____
Seller	Date	Purchaser	Date
_____	_____	_____	_____
Seller	Date	Purchaser	Date

(The foregoing form may be used only by members in good standing of the Hilton Head Area Association of REALTORS®.)

Inspection Addendum A

☐ This is the unmodified Hilton Head Area Association of REALTORS® recommended contract form.

☐ This form has been modified from that recommended by the Hilton Head Area Association of REALTORS®