

4 POINT INSPECTION ADDENDUM TO PURCHASE AGREEMENT



MOBILE & MANUFACTURED HOME SALES

OFFICE ADDRESS:

Effective Date: _____, 20____

1. THE PARTIES. This Addendum hereby becomes part of the Purchase Agreement between _____ ("Buyer") and _____ ("Seller") authorized on _____, 20____ ("Agreement") for the property located at _____ ("Property").

2. AMENDMENT(S). Buyer and Seller agree that the Agreement shall be amended as follows:

The Sales & Purchase Agreement is contingent upon the completion of a 4-Point home inspection to be completed by a state licensed inspector selected by Buyer and performed at Buyers expense on or before _____, 20____. If the inspection identifies any major failing conditions, as it pertains to:

Structural: Roof.

Electrical: Wiring, outlets, circuit breakers, or overall electrical system failings that would impose safety hazards.

Plumbing: Serious leaks, malfunctioning plumbing that affect the functionality of the home or lead to water damage.

HVAC: Major problems with heating, ventilation, or air conditioning systems that affect the livability of the property.

Buyer must inform Seller in writing (including providing a copy of the inspection report) within forty-eight (48) hours following the inspection completion. Failure to notify Seller within the specified time will be considered acceptance of the inspection, and this contingency will be released. If Buyer notifies Seller of any major failing conditions, Buyer and Seller will work in good faith to resolve the issues. If such issues are not resolved or cannot be adequately addressed, Buyer may terminate the Sales & Purchase Agreement and receive a full refund of Buyer's deposit..

All other terms and conditions of the Agreement shall remain the same. This Addendum shall go into effect on the date of the undersigned parties.

By signing below, Buyer and Seller acknowledge that each has read, understands, received a copy of and agrees to the terms of this Assignment of Agreement Addendum.

Buyer(s):

Seller(s):

Signature _____

Signature _____

Date _____

Date _____

Print Name _____

Print Name _____

Signature _____

Signature _____

Date _____

Date _____

Print Name _____

Print Name _____

Addendum received by _____ DATE _____

USA Sales Agent