**SEWER SCOPE INSPECTION ADDENDUM TO HOME INSPECTION AGREEMENT**

This Addendum regarding additional provisions to the Property Inspection Report, dated \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_, is attached, and it forms a part of the Purchase Agreement and Joint Escrow Instructions.

The following provisions are included and supersede any conflicting language in the Property Inspection Report.

**1. SCOPE AND LIMITATIONS OF INSPECTION:** The purpose of any property inspection is to discover unsatisfactory conditions of the property. This Addendum includes inspection of the components of the sewer system. The future condition and performance of the sewer system and components are not warranted by Seller or Inspector, and are not to be considered subject to this Addendum. This Addendum and the inspection provided are NOT for making items of routine maintenance and/or cosmetic nature the subject of further price negotiations between Buyer and Seller.

**2. ITEMS TO BE INSPECTED:** At Buyer’s expense, Buyer has the right to have the main line sewer inspected for problems. In the event that unsatisfactory conditions are found, a copy of the entire Sewer Inspection Report shall be submitted to the Seller within five days of the date of the inspection, together with a written statement indicating what conditions in the report are considered unsatisfactory, and what corrective action is recommended or required.

**3. RIGHTS AND OBLIGATIONS OF BUYER AND SELLER:** Seller shall make the Property accessible for such inspection unless necessary in connection with the inspection. If the Property is part of a condominium, Buyer will be given access to the common areas to perform the inspection. An assessment or inspection report shall be submitted to Seller, together with a written statement that any unsatisfactory conditions reported have been remedied prior to the date of settlement.

**4. INSPECTION REPORT PROCESS:** Within five days of receipt of notice from Buyer of an unsatisfactory inspection report, Seller shall notify Buyer in writing whether Seller, at Seller’s expense, will repair or correct all, some, or none of the conditions noted by Buyer. If Seller elects to repair or correct all of the stated unsatisfactory conditions, the Contract shall remain in full force and effect, and Seller shall repair or correct, in a good and workmanlike manner and prior to settlement, all of theunsatisfactory conditions noted by Buyer.

If Seller elects to repair or correct only some or none of the unsatisfactory conditions, or fails to respond within the five-day period, Buyer, by written notice to Seller given within two days of receipt of Seller’s notice, or from thedate that such written notice was to have been provided by Seller, may elect either to terminate the Contract or waive the right of repair or correction of any unsatisfactory conditions which Seller will not repair or correct. If Buyer elects to terminate the Contract, the Contract shall become null and void and any deposits shall be disbursed to Buyer’s account.

**5. REPAIRS, CORRECTIONS, RE-INSPECTION:** Seller agrees to complete repairs in enough time for Buyer to inspect prior to settlement. Buyer shall have the right to inspect the Property upon the completion of repairs of corrective action by Seller to confirm that Seller has performed, in a good and workmanlike manner, all the repairs and corrective actions which Seller agreed to perform.

**6. DAMAGE TO PROPERTY:** If Buyer or Buyer’s agents or contractors damage the Property during the exercise of Buyer’s rights under this Addendum, Buyer shall immediately reimburse Seller for all costs incurred for the correction of such damage.

**Buyer’s Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Seller’s Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**