



Sale Agreement # \_\_\_\_\_  
 Addendum \_\_\_\_\_

## PROFESSIONAL INSPECTION ADDENDUM

1 Buyer(s) \_\_\_\_\_  
 2 Seller(s) \_\_\_\_\_  
 3 Property Address \_\_\_\_\_

### PROFESSIONAL INSPECTIONS ARE ADVISABLE

5 This Addendum does not contain a complete list of all inspections that may be available in your area or that may be desirable. Additional inspections may be  
 6 included. The land and dwelling shall be inspected as indicated below. The Real Estate Sale Agreement is contingent upon the Buyer's approval of the  
 7 specified inspections, tests and reports within the time requirements of this Addendum. Buyer shall promptly provide a copy of all reports to Seller if requested  
 8 by Seller. Unless otherwise indicated, all reports shall be ordered by the party responsible for payment and shall be in writing. **Except as modified herein, all**  
 9 **provisions of the Real Estate Sale Agreement remain unchanged.**

### REAL ESTATE LICENSEES ARE NOT QUALIFIED INSPECTORS AND DO NOT PERFORM THE INSPECTIONS, TESTS AND REPORTS

### PROPERTY OR DWELLING INSPECTIONS

	Perform Inspection or test	Ordered & paid by		Perform Inspection or test	Ordered & paid by
13 <b>Professional Home Inspection</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Plumbing</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
14 <b>Asbestos</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Radon</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
15 <b>Electrical</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Roof</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
16 <b>Exterior Siding</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Septic System</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
17 <b>Fireplace/Chimney</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Structural</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
18 <b>Heating/Cooling</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Toxic/Hazardous Substances</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
19 <b>Land Survey</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Underground Sprinklers</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
20 <b>Mold/Mildew</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Underground Storage Tank</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
21 <b>Pest/Dry Rot</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<b>Other</b> _____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller

### PRIVATE WELL

23 If the domestic water is supplied by a well, promptly after Seller's acceptance and pursuant to ORS 448.271, Seller shall have the well tested for arsenic,  
 24 nitrates and total coliform bacteria and submit the test results to the Buyer and the Health Division of the State of Oregon.

- 25 1. **Additional well water test(s)** shall be completed for  lead  other \_\_\_\_\_  Yes  No  Buyer  Seller
- 26
- 27 2. **Well flow test** shall be performed by a licensed well tester to measure the volume of water produced  
 28 from the well used for domestic purposes. Unless otherwise stated, the test will be a four (4) hour flow  
 29 test. \_\_\_\_\_  Yes  No  Buyer  Seller

### TIME REQUIREMENTS

31 Time is of the essence. If Buyer needs additional time, Buyer should immediately attempt to secure Seller's written consent to an extension of time  
 32 before expiration of any of the time periods described below. All time periods agreed upon below may be shortened or extended only by written  
 33 agreement between Buyer and Seller. Expiration of any time periods shall occur at Midnight of the final day of that period.

- 34 1. **All inspections, tests, reports and other services selected above shall be ordered and completed and reports delivered to Buyer**  
 35 **within** \_\_\_\_\_ business days (ten [10] if not filled in) after written acceptance of the Real Estate Sale Agreement by Buyer and Seller ("the  
 36 Inspection Period"). Immediately following expiration of the Inspection Period or Buyer's receipt of the last of the above-requested reports,  
 37 whichever first occurs, Buyer and Seller shall have \_\_\_\_\_ business days (three [3] if not filled in) ("the Negotiation Period") within which to freely  
 38 negotiate the correction, repair and/or payment of any items disclosed in the above-requested inspections, test, reports or other services  
 39 obtained by Buyer during the Inspection Period. Proposals or offers to negotiate during the Negotiation Period shall not be construed as a  
 40 termination of this transaction. All agreements between Seller and Buyer regarding corrections, repairs and/or payment, should be in writing  
 41 and signed by Buyer and Seller within the Negotiation Period (or such other period as agreed upon between the parties in writing). However,  
 42 Seller is not required to modify any earlier terms of the transaction previously agreed upon in writing between the parties.
- 43 2. **IF BUYER DELIVERS WRITTEN DISAPPROVAL TO SELLER OR SELLER'S LICENSEE** of any requested inspections, tests, reports or other  
 44 services selected above before expiration of the Negotiation Period (or such other period as agreed upon between the parties in writing), this  
 45 transaction shall be deemed to be automatically terminated and Buyer's earnest money shall be promptly refunded.
- 46 3. **IF BUYER FAILS TO DELIVER WRITTEN DISAPPROVAL TO SELLER OR SELLER'S LICENSEE** before expiration of the Negotiation Period (or  
 47 such other period as agreed upon between the parties in writing), Buyer shall be deemed to have approved all requested inspections, tests, reports  
 48 and services selected above, and this contingency shall be waived by Buyer, and Buyer will be deemed to have accepted the condition of the  
 49 Property, subject to Seller Representations Section of the Real Estate Sale Agreement between the parties.  
 50 For additional provisions see Addendum \_\_\_\_\_

51 Buyer \_\_\_\_\_ Date \_\_\_\_\_ ← Seller \_\_\_\_\_ Date \_\_\_\_\_ ←  
 52 Buyer \_\_\_\_\_ Date \_\_\_\_\_ ← Seller \_\_\_\_\_ Date \_\_\_\_\_ ←  
 53 Selling Licensee \_\_\_\_\_ Listing Licensee \_\_\_\_\_  
 54 Selling Firm \_\_\_\_\_ Listing Firm \_\_\_\_\_

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE  
 © Oregon Real Estate Forms, LLC Rev 01/10

Principal Broker's Initials \_\_\_\_\_  
 Date \_\_\_\_\_