

## Addendum to Contract for Residential Sale and Purchase

1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase  
2\* between \_\_\_\_\_ ("Seller")  
3\* and \_\_\_\_\_ ("Buyer")  
4\* concerning the Property described as \_\_\_\_\_  
5\* \_\_\_\_\_

6\* (\_\_\_\_) (\_\_\_\_) - (\_\_\_\_) (\_\_\_\_) **R. Mold Inspection:**

- 7 **1. Mold Inspection:** Buyer may, at Buyer's expense, have a home inspector, licensed contractor, or other licensed  
8\* professional (if required by law) conduct an inspection of the Property for the presence of mold within \_\_\_\_\_  
9 days (20 days if left blank) after Effective Date ("Mold Inspection Period"). Buyer will repair all damage to the  
10 Property resulting from the inspection and restore the Property to its pre-inspection condition; this  
11 obligation will survive termination of this Contract.
- 12 **2. Cancellation:** If the inspection reveals the presence of mold that requires professional remediation to remove at a  
13\* cost that exceeds \$\_\_\_\_\_ (\$500 if left blank), Buyer may cancel this Contract by delivering written  
14 notice to Seller within 3 days after expiration of the Mold Inspection Period; and Buyer's deposit(s) will be  
15 refunded. If Buyer fails to timely conduct the inspection or fails to timely deliver notice of Buyer's cancellation,  
16 this contingency will be waived; and Buyer will continue with this Contract.