



American Properties, Inc.

INSPECTION AND WDIR-100 ADDENDUM
MEMO TO BUYER REGARDING INSPECTIONS
TO BE SIGNED AT TIME OF CONTRACT

INSPECTIONS

PARAGRAPH 16, SECTIONS B & D (PROPERTY INSPECTIONS) of your Offer to Purchase and Contract gives you certain options. Please read the paragraph carefully and decide whether you wish to have the listed systems, items, and conditions inspected by a licensed, professional home inspector, contractor or engineer **at your expense**. If inspections are desired, the inspections must be completed in sufficient time before closing to permit any repairs to be completed by closing. The following inspections are provided for your consideration:

- _____ STRUCTURAL INSPECTION
- _____ SYSTEMS INSPECTION
- _____ SEPTIC INSPECTION (IF APPLICABLE)
- _____ CHIMNEY/FIREPLACE INSPECTION (IF APPLICABLE)
- _____ ROOF INSPECTION
- _____ WELL WATER/PUMP INSPECTION (IF APPLICABLE)
- _____ SWIMMING POOL
- _____ MOLD INSPECTION
- _____ SURVEY
- _____ SINK HOLE INSURANCE

In making your decision, you should not rely on the Appraiser or the Termite Company to discover discrepancies for you. In addition, Realtors® are not qualified builders, contractors, or inspectors and will not be able to make discoveries for you.

By affixing your seal, you certify that you were aware of your options prior to closing your loan.

The buyers wish to have inspections performed, **at their expense**, and will select a company that will perform the inspections.

BUYER (SEAL) DATE _____
BUYER (SEAL) DATE

The buyers below acknowledge that they **have been offered the opportunity to have certain inspections performed** pursuant to paragraph 16 (B&D) of the Offer to Purchase and Contract, **and have elected not** to have the inspections performed. Buyers also acknowledge that their failure to have such inspections performed may limit their ability to seek redress for any defects in the condition of the premises which may have been disclosed by such inspections.

BUYER (SEAL) DATE _____
BUYER (SEAL) DATE

WDIR

1. PARAGRAPH 16 (C) ON PAGE 4 OF THE OFFER TO PURCHASE & CONTRACT IS TO BE MODIFIED TO REFLECT THAT THE WDIR-100 WILL BE PROVIDED AT THE SELLER'S EXPENSE.
2. SELLER SHALL PROVIDE A CURRENT TERMITE CONTRACT RENEWABLE YEARLY IN THE BUYER'S NAME, PROVIDED AT CLOSING, SUBJECT TO THE SELLERS' RIGHT TO ELECT NOT TO MAKE REPAIRS PURSUANT TO PARAGRAPH 16 (C) ON PAGE 4 OF THE OFFER TO PURCHASE AND CONTRACT.

BUYER (SEAL) DATE _____
BUYER (SEAL) DATE

SELLER (SEAL) DATE _____
SELLER (SEAL) DATE

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE OFFER TO PURCHASE AND CONTRACT, THIS ADDENDUM SHALL CONTROL.