

**PROFESSIONAL PROPERTY INSPECTION
ADDENDUM**

ADDENDUM TO HUD STANDARD RETAIL SALES CONTRACT FOR the purchase of:

FHA Case No. _____ address _____

city/state zip

(To be signed by Purchaser(s) hereinafter referred to as Purchaser)

Purchasers Name (Please type or print purchaser(s) name(s))

This contract is specifically contingent upon the professional inspection and approval of the major operating systems of the property. Said inspection shall be at Purchaser's expense. Major operating systems shall be defined as the structural, plumbing, electrical, heating and air conditioning (if any) systems and the roof. No representation as to the condition of the property with respect to the major operating systems is made by HUD, its sub-agents or employees unless such representation is disclosed to the Purchaser in writing.

Purchaser may, at the Purchaser's option and expense, inspect other aspects and components of the property; however, this inspection contingency pertains to the above described major operating systems only. The appliances (if any) including range, dishwasher, refrigerator, garbage disposal, clothes washer and dryer are not included in the major operating systems inspection and are accepted by Purchaser in "AS-IS" condition. Purchaser is not entitled to cancel the contract if any of these aspects or components of the property, including appliances, are found to be unsatisfactory.

The plumbing inspection shall be done using the air test method only. The Purchaser shall not de-winterize the plumbing or turn on the water.

In the event the results of the professional inspection of the major operating systems are not satisfactory to Purchaser and Purchaser submits, in writing, a copy of the unsatisfactory inspection report no later than 4:30 pm on the tenth (10th) calendar day after the date HUD signs this contract, this contract shall be considered null and void and the earnest money shall be returned to the Purchaser. In the event the tenth (10th) calendar day after the date HUD signs this contract falls on a weekend or Federal Government holiday, the Purchaser shall have until the next regular business day to notify HUD or its agents of the unsatisfactory inspection. In the absence of any receipt of unsatisfactory inspection report, this contract shall remain in full force and effect.

Regardless of the outcome of the inspection, if the Purchaser does not cancel the contract as indicated above, the Purchaser accepts the property and its appurtenances in "AS-IS" condition.

Purchaser agrees to rely only upon those representatives whom Purchaser may engage to conduct the inspection. Purchaser may not rely upon any representatives of HUD, HUD's agents, sub-agents or employees unless such representations are received in writing directly from HUD, HUD's agents, sub-agents or employees acting in their official capacity. It shall be the sole duty and responsibility of the Purchaser to order, conduct and pay for the professional inspection by representatives of the Purchaser's choosing.

SELLER:

SECRETARY OF HOUSING AND
URBAN

DEVELOPMENT

SIGNATURE(S):

By: _____

NAME

SIGNATURE

TITLE

DATE

PURCHASER SIGNATURE DATE

PURCHASER SIGNATURE DATE