ADDENDUM TO CONTRACT OF SALE
INSPECTION FOR COMPLIANCE WITH SECTION 4

PROPERTY: Hilton Head, SC

Purchaser may order an inspection report to be prepared by a licensed inspector at Purchaser's expense. It is understood by the parties that the purpose of the inspection report is to determine that the Property complies with the requirements of Section 4 of the Contract.

> **It is understood that this Property is a *resale* property, that it is *not new construction* and that normal wear and tear is to be expected. (For example: fogged windows, interior doors that do not lock or latch, rust, tree trimming, leaf accumulation on the roof, cracks in tile and countertops, and housekeeping items such as filters, light bulbs, painting and cleaning are considered normal wear and tear and are not subject to repair unless otherwise noted in the Contract.)**

This inspection report must be completed within _____ business days of the full execution of the Contract. Within the same timeframe, Seller or Seller's agent shall be provided with a copy of the inspection report, along with a statement from the Purchaser or Purchaser's representative as to any findings in the report which Purchaser wants the Seller to repair/address. Seller shall respond to Purchaser's request for repairs within five (5) business days. In the event Purchaser does not submit a copy of the report and requested repairs within the allotted time period, then the Purchaser shall be deemed to have waived the right to request the Seller to make any repairs recommended.

Seller agrees to make all reasonable repairs recommended in the report so as to comply with Section 4 of the Contract. Purchaser and Seller agree that no repairs other than those required by Section 4 of the Contract are contemplated by this Inspection Addendum unless said repairs are expressly included in the Contract.

In the event Seller is obligated to make certain repairs and such repairs are not completed by the date of Closing, then Purchaser shall have the option of (i) delaying Closing until the repairs are completed, or (ii) Seller shall agree to permit Purchaser's closing attorney to escrow the necessary funds from the Seller's proceeds at Closing.

Notwithstanding the foregoing, nothing contained herein shall alter the Seller's responsibility to disclose any changes in the condition of the Property as required by South Carolina Code §27-50-60, or the contractual obligation in Paragraph 8 to convey the Property in the same condition as existing at the time of Contract. For example, should something occur to the Property after the inspection that renders the Property non-compliant with Paragraph 4 of the Contract, Seller shall remain responsible for same.

Seller's responsibility in connection with the condition of the Property shall cease at closing and the closing shall constitute Purchaser's acceptance of the Property unless provisions are otherwise made in writing.

SELLER:		**PURCHASER:**	
_____	_____	_____	_____
Seller	Date	Purchaser	Date
_____	_____	_____	_____
Seller	Date	Purchaser	Date

(The foregoing form may be used only by members in good standing of the Hilton Head Area Association of REALTORS®.)

Inspection Addendum A

☑ This is the unmodified Hilton Head Area Association of REALTORS® recommended contract form.

☐ This form has been modified from that recommended by the Hilton Head Area Association of REALTORS®