



**OMAHA AREA BOARD OF REALTORS®
INSPECTION ADDENDUM
TO PURCHASE AGREEMENT**



This Addendum shall be an integral part of the Purchase Agreement dated _____ to purchase

Address _____

Purchaser (whether one or more) and Seller (whether one or more) agree that the Purchase Agreement described above is expressly conditioned upon the terms of this addendum, and this addendum is attached to the Purchase Agreement referenced above.

Delivery to the Agent constitutes delivery to that Agent's principal (Seller or Purchaser).

Purchaser agrees to arrange for an inspection of the above referenced property on any or all of the following items that are checked;

- | | |
|-----------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Heating and Air Conditioning | <input type="checkbox"/> Whole House (excluding Radon) |
| <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Radon |
| <input type="checkbox"/> Built-in Appliances | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Water Heater, Sewer and Plumbing | |

The inspection is to be completed within five (5) business days after acceptance of the above referenced Purchase Agreement.

Notification to Seller: Within seven (7) business days after acceptance of the Purchase Agreement, the Purchaser may deliver notification in writing to the Seller of matters disclosed by the foregoing inspections that pertain to material defects for which the Purchaser is requesting repair. If the Purchaser does not make such a written notification to the Seller within seven (7) business days of final acceptance of the Purchase Agreement, the property shall be deemed to be acceptable to the Purchaser, and this inspection contingency deemed released.

If Defects are Found: If timely notification of defects is delivered to the Seller, the Seller shall deliver a response to the Purchaser within five (5) business days thereafter stating what steps the Seller will take before closing to correct any defects described in Purchaser's notification. The Purchaser shall within two (2) business days following delivery of the Sellers' proposed remedies deliver notification in writing to the Seller that such steps are acceptable, in which case the notifications outlined in this Inspection Addendum to the Purchase Agreement shall be binding upon all parties. If the Seller fails to propose remedies for the defects, or if the Purchaser reasonably determines that such remedies are not acceptable, at the option of the Purchaser, the Purchaser may provide written notice to the Seller that the Purchase Agreement is terminated, and the same shall thereafter be deemed null and void.

Each inspector must be licensed, if applicable, in the jurisdiction in which the subject property is located. The cost of inspections shall be the sole responsibility of the Purchaser.

Date: _____

Purchaser: _____

Purchaser's Agent: _____

Purchaser: _____

Office Address: _____

Phone #: _____

Date: _____

Seller: _____

Seller's Agent: _____

Seller: _____

Office Address: _____

Phone #: _____