

**INSPECTION CONTINGENCY
(SUBJECT TO BUYER'S SATISFACTION)**

For use with LAND PURCHASE AND SALE AGREEMENT Form #505

ADDENDUM A

The BUYER'S obligations under this Agreement are subject to the BUYER'S right to obtain tests, inspections and surveys of the Premises or any aspect thereof, including, but not limited to, percolation, deep hole, soil, oil and hazardous materials, water quality and water drainage and a survey, by consultant(s) selected by BUYER within such time as the BUYER and SELLER previously agreed/ _____ (_____) days after SELLER'S acceptance of this Agreement [select one]. The BUYER shall be responsible for the cost of all tests and surveys and shall be responsible to repair damage caused by the tests. If the results are unsatisfactory to the BUYER, in BUYER's sole discretion, the BUYER shall have the right to give written notice received by the SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the day identified above, together with a copy of the report, terminating this Agreement. Upon receipt of such notice all monies deposited or paid by the BUYER shall be returned and this Agreement shall become void. Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such tests, inspections or surveys or to so terminate, the SELLER and all licensed real estate agents are each released from claims for conditions in the Premises that the BUYER or the BUYER'S consultants/surveyor could reasonably have discovered.

Dated: _____

BUYER

SELLER

BUYER

SELLER, or spouse

