

# ADDENDUM NUMBER \_\_\_\_ TO SALES CONTRACT

The undersigned parties to a Sales Contract dated \_\_\_\_\_

on property known as \_\_\_\_\_

hereby mutually agree to amend said contract as follows:

The inspection paragraph of the contract shall additionally include the right to inspect for serviceability of the roof, rotten or damaged wood, broken windows or double pane windows/doors with broken seals, rotten or leaking gutters and the presence of mold or molds unacceptable to the Purchaser.

Seller agrees to place the property in the a condition such that:

- 1) Roof is to be free and clear of leaks and in serviceable condition with at least three (3) years of remaining life.
- 2) All rotten or damaged wood on the exterior is to be replaced and painted with a matching paint color.
- 3) All broken windows and double pane windows and doors with broken seals are to be replaced.
- 4) All rotten or leaking gutters are to be replaced or repaired.
- 5) All mold presence deemed unacceptable to the Purchaser shall be remediated

All of the repairs are to be included in the repair limitation of paragraph 10 or the contract or such other paragraph that may set a limit on repairs.

All other terms and conditions of the Sales Contract or Purchase Agreement to which this is attached are to remain the same.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date