



**ADDENDUM TO CONTRACT OF PURCHASE
ADDENDUM #1 of 1**



This ADDENDUM TO CONTRACT OF PURCHASE, which is attached to an made a part of contract of purchase (the “Contract”) date _____, 200__, between _____ (the “Seller”) and _____ (the “Purchaser”) for the sale of the certain real property and all improvements thereof located in the County or City of Bedford, Virginia, and described in the Contract as _____ provides as follows:

This Contract is contingent upon Purchaser obtaining at his/her expense, an inspection of the Premises by a home inspector to identify and remedy any major defect not cosmetic changes. This inspection is to be completed within 5 business days from the date of contract agreement. Purchaser has 48 business hours to submit a list of the defects that need to be remedied, and Seller has 48 hours to respond so that Purchaser can either accept, reject, or re-negotiate with Sellers. If any of the above conditions are not met on a timely basis, then contract shall become null and void. The limit of liability is stated in a previous paragraph entitled Seller’s and Purchaser’s Options. Should Purchasers and Sellers not agree to remedy defects within stated liability limit, then Purchasers at their option may withdraw from the contract.

WITNESS the following duly authorized signatures and seals:

(SEPARATE ALL COPIES BEFORE SIGINGN BELOW)

_____/ _____ (SEAL) _____/ _____ (SEAL)

_____/ _____)SEAL) _____/ _____ (SEAL)