



ROOF INSPECTION CONTINGENCY

Due Diligence Addendum

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

DATE: _____, 20____, at _____, California.

Items left blank or unchecked are not applicable.

FACTS:

1. This is an addendum to the following agreement:

- Purchase Agreement Escrow Instructions
- Counteroffer _____

- 1.1 of same date, or dated _____, 20____, at _____ California,
- 1.2 entered into by _____, as the Buyer, and
- 1.3 _____, as the Seller,
- 1.4 regarding real estate referred to as _____

2. Buyer needs time in which to conduct a due diligence investigation into the condition and future financial requirements for care of the property's roof, including the ascertaining of the age of the roof, the roofing contractor under permit who installed the roof, the original and remaining life expectancy of the roof, the current replacement cost, any maintenance needed now or in the future, the condition of flashing, gutters and downspouts and the adequacy of attic area ventilation by dulcimers or other means.

AGREEMENT:

In addition to the terms of the above referenced agreement, Buyer and Seller agree to the following:

3. Within _____ days after acceptance of the above referenced agreement, Buyer may terminate this agreement by cancellation based on Buyer's reasonable disapproval of the condition of the roof for improvements on the property.

I agree to the terms stated above.

Date: _____, 20____

Buyer's Signature: _____

Buyer's Signature: _____

I agree to the terms stated above.

Date: _____, 20____

Seller's Signature: _____

Seller's Signature: _____