



HOME INSPECTION REPORT ADDENDUM

(For Use By Members of the Newfoundland and Labrador Association REALTORS® Inc. Only)

Attached to and forming part of the Agreement of Purchase and Sale between:

Purchaser(s) \_\_\_\_\_ and

Vendor(s) \_\_\_\_\_ on the

Property known as: \_\_\_\_\_

In The Province Of Newfoundland & Labrador dated \_\_\_\_\_, 20\_\_\_\_\_.

- 1. The Purchaser(s) and Vendor(s) hereby agree that this Agreement of Purchase and Sale is subject to a "Home Inspection Report" to be completed on behalf of the Purchaser(s), at the Purchaser(s) expense, on or before \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.
2. Notification of any objection or deficiencies from this report will be provided to the Vendor(s), or the Vendor(s) Agent in writing, on or before the time specified in Clause (1) of this Addendum. Failure of the Purchaser(s) to notify the Vendor(s) within the time specified, shall be deemed as Notice that the Home Inspection is satisfactory to the Purchaser(s).
3. The Purchaser(s) and Vendor(s) thoroughly understand and agree that any home inspection being done is solely for the purpose of determining if the current condition of the property's structures, mechanical, electrical, and life safety items are defective.
4. The Vendor reserves the right to correct any deficiencies identified in the "Home Inspection Report" in a good and workmanlike manner on or before the scheduled Closing date, by providing to the Purchasers in writing those deficiencies they are willing to correct. It is then the Purchasers right and obligation, at their cost, to have a follow-up inspection, limited to items that vendor agreed to correct, to ensure any repair/replacement is done properly.
5. This Agreement of Purchase and sale is further subject to the Vendor either: correcting the valid deficiencies that the purchaser has identified in writing as set out in Clause 2 of the Home Inspection Report Addendum, on or before the scheduled Closing Date: or, the Vendor and the Purchaser agreeing on a price adjustment, in lieu of correcting such deficiencies.
6. The Purchaser(s) understand that any home inspection recommendations to have cosmetic work done, opinions pertaining to possible replacement because of future wear and tear, recommendations that supersede building code or observations where the building code has changed since construction/installation will not constitute legitimate violations or deficiencies to the Vendor(s).
7. The Purchaser(s) further understand that they cannot raise objections based on any home inspection violations or opinions outside the scope outlined in Clause 3 of this addendum nor any functional or cosmetic deficiencies that were clearly visible at the date the property was viewed.

All parties to this Agreement hereby initial Page 1 of 2 Date \_\_\_\_\_ 20\_\_\_\_\_

Witness Initials: \_\_\_\_\_ Purchaser's Initials: \_\_\_\_\_

Witness Initials: \_\_\_\_\_ Vendor's Initials: \_\_\_\_\_



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Civic: \_\_\_\_\_

## Disclosure of Home Inspection Results

The Purchaser(s) agree that in the result of deficiencies, the written results of any home inspection services, will immediately, upon request in writing, be provided to the Vendor(s), and, or, to the Real Estate Agent and Solicitor involved in this real estate transaction.

**The Purchaser(s) acknowledge having read and received a copy of this Addendum at the time of signing.**

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Witness: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Witness: \_\_\_\_\_

Purchaser: \_\_\_\_\_

**The Vendor(s) acknowledge having read and received a copy of this Addendum at the time of signing.**

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Witness: \_\_\_\_\_

Vendor: \_\_\_\_\_

Witness: \_\_\_\_\_

Vendor: \_\_\_\_\_

