



ADDITIONAL INSPECTIONS ADDENDUM

This agreement is an addendum to the Purchase Agreement dated _____
By and between the undersigned Buyer(s) and Seller(s) concerning the real estate commonly
known as: _____

The paragraphs marked below are incorporated into and shall become a part of the above
described purchase agreement:

1. **RADON TEST:**

Within _____ days of acceptance of said Purchase Agreement, Buyer(s) shall have the right to conduct a RADON Inspection at Buyer(s) expense, to be performed by a certified Radon Inspector. In the event the Radon Inspection Report shows a level of Radon that meets or exceeds the minimum set by the EPA, the Buyer(s) will give notice to the Seller(s), along with a copy of the radon test results within 2 calendar days after inspection is completed. Seller(s) will respond in writing within 5 calendar days after notification, if Seller(s) is willing to mitigate so that the radon level is below the minimum EPA guidelines using an Iowa licensed radon mitigation company. If Seller(s) declines to mitigate the defective condition, Buyer(s) shall have 2 calendar days to negotiate or rescind the contract. If no agreement is reached this contract is void and earnest deposit to be returned to the Buyer upon agreement of both parties. If Buyer(s) does not respond, they hereby accept the property in its “as is” condition relative to radon inspection.

2. **WATER TEST:**

Buyer(s) shall have the right to have a WATER quality test performed by a certified lab at Buyer(s) expense by _____ (date), If test results do not meet local county/state health standards, the Buyer(s) will give written notice to the Seller(s) within 2 calendar days after receipt of test results. Seller(s) will respond in writing within 5 calendar days after notification, if Seller(s) is willing to correct the condition. If Seller(s) declines to correct the condition, Buyer(s) will have 2 calendar days to negotiate or rescind the contract, in writing. If no agreement is reached this contract is void and earnest deposit to be returned to the Buyer upon agreement of both parties. If Buyer(s) does not respond, they hereby accept the property in its “as is” condition relative to water inspection.

3. **WELL INSPECTION:**

Buyer(s) shall have the right to have a WELL inspection performed by a qualified well inspector at Buyer(s) expense by _____ (date), If test results do not meet Buyer’s satisfaction, the Buyer(s) will give written notice to the Seller(s) within 2 calendar days after receipt of inspection results. Seller(s) will respond in writing within 5 calendar days after notification, if Seller(s) is willing to repair or replace the defective condition. If Seller(s) declines to repair the defective condition, Buyer(s) will have 2 calendar days to negotiate or rescind the contract, in writing. If no agreement is reached this contract is void and earnest deposit to be returned to the Buyer upon agreement of both parties. If Buyer(s) does not respond, they hereby accept the property in its “as is” condition relative to well inspection.

4. **MOLD TEST:**

Buyer(s) shall have the right to have a MOLD test performed by a certified mold inspector at Buyer(s) expense by _____ (date), If test results reveals mold and does not meet Buyer(s) satisfaction, the Buyer(s) will give written notice to the Seller(s) within 2 calendar days after receipt of test results. Seller(s) will respond in writing within 5 days after notification, if Seller(s) is willing to remediate the mold. If Seller(s) declines to remediate the mold, Buyer(s) will have 2 calendar days to negotiate or rescind the contract, in writing. If no agreement is reached this contract is void and earnest deposit to be returned to the Buyer upon agreement of both parties. If Buyer(s) does not respond, they hereby accept the property in its "as is" condition relative to mold test.

5. **ENVIRONMENTAL TEST:**

Buyer(s) shall have the right to have an ENVIRONMENTAL test performed by a licensed and certified environmental inspector. The cost of obtaining the inspection shall be paid by the Buyer(s) and the Buyer(s) shall be responsible for obtaining the report. If test results do not meet Buyer(s) satisfaction, the Buyer(s) will give written notice to the Seller(s) within 2 calendar days after receipt of test results. Seller(s) will respond in writing within 5 calendar days after notification, if Seller(s) is willing to cure/repair the defective condition. If Seller(s) declines to repair the defective condition, Buyer(s) will have 2 calendar days to negotiate or rescind the contract, in writing. If no agreement is reached this contract is void and earnest deposit to be returned to the Buyer upon agreement of both parties. If Buyer(s) does not respond, they hereby accept the property in its "as is" condition relative to environmental test.

6. **OTHER INSPECTIONS OR REVISIONS:**

Buyer's Signature

Print Legal Name

Date

Buyer's Signature

Print Legal Name

Date

Seller's Signature

Print Legal Name

Date

Seller's Signature

Print Legal Name

Date