

Addendum to Contract for Residential Sale and Purchase



1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase
2* between _____ ("Seller")
3* and _____ ("Buyer")
4* concerning the Property described as _____
5* _____

6* (____) (____) - (____) (____) **G. Defective Drywall:** During a time when Florida experienced building
7 material shortages, some homes were built or renovated using "Defective Drywall." Defective Drywall emits levels of
8 sulfur, methane, and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator coils,
9 copper tubing, electrical wiring, computer wiring, and other household items and creates noxious odors that may pose
10 health risks.

- 11 **1. Defective Drywall Inspection:** Buyer may, at Buyer's expense, have a home inspector, licensed contractor, or
12 other licensed professional (if required by law) conduct an inspection of the Property for the presence of Defective
13* Drywall within _____ days (10 days if left blank) after Effective Date ("Drywall Inspection Period"). Buyer will
14 repair all damage to the Property resulting from the inspection and restore the Property to its pre-inspection
15 condition; this obligation will survive termination of this Contract.
- 16 **2. Cancellation:** If the inspection reveals the presence of Defective Drywall or reveals damage to the
17 Property resulting from Defective Drywall and the cost to remove/replace Defective Drywall or damage resulting
18* from Defective Drywall exceeds \$_____ (\$500 if left blank), Buyer may cancel this Contract by
19 giving written notice to Seller within 3 days after expiration of the Drywall Inspection Period; and Buyer's
20 deposit(s) will be refunded. If Buyer fails to timely conduct the inspection or fails to timely deliver notice of
21 Buyer's cancellation, this contingency will be waived; and Buyer will continue with this Contract.