



**HOME INSPECTION CONTINGENCY
RIDER WITH MINIMUM
AGGREGATE COST**

Revised 1/13/2026

This Offer is subject to Buyer obtaining a home inspection of the Property, including, but not limited to, home structure and systems, pest, radon, and lead paint, on or before _____, from a person of Buyer's choosing. If it is the opinion of Buyer's inspector that the Property contains structural, mechanical, pest damage, radon, lead paint, or other defects, and if the repair of such defects is reasonably estimated [by a licensed contractor] to cost more than \$_____ in the aggregate, then Buyer may terminate this Offer by written notice to Seller or Seller's broker, by 5:00 p.m. on the day set forth above. Such notice shall be accompanied by copies of the inspector's report and the cost estimates. Upon receipt of such notice, this Offer shall terminate without recourse to the parties, and any deposit made by Buyer shall be returned. The failure of Buyer to provide timely notice of termination to Seller shall constitute a waiver of Buyer's right to terminate the Offer on account of this contingency.

Initials

_____ Buyer

_____ Seller

_____ Buyer

_____ Seller