



# SALES CONTRACT ADDENDUM 1

This Addendum is made on May 13, 2007, to a Sales Contract ("Contract") dated May 4, 2007 between \_\_\_\_\_ ("Purchaser") and \_\_\_\_\_ ("Seller") for the purchase and sale of the Property: \_\_\_\_\_

The Parties agree that the Contract is modified as follows:

Buyer agrees to release the Home Inspection contingency pending repair or credit of the following items:

1. The roof flashing needs caulking to avoid leaks. Caulk as needed.
2. Trim trees and shrubs away from the exterior of the house to reduce the chance of siding or wood trim damage.
3. Paint exterior soffit and fascia.
4. Paint and caulk all exterior window frames.

Seller agrees to use a professional contractor to make these repairs. Contractor to provide written warranty on all work.

This Addendum shall not alter, modify or change in any other respect the Contract, and except as modified herein, all of the terms and provisions of the Contract are expressly ratified and confirmed and shall remain in full force and effect.

## WITNESS OUR SIGNATURES AND SEALS:

**SELLER:**

\_\_\_\_\_/\_\_\_\_\_  
Date Signature

**PURCHASER:**

05/13/2007  
Date

\_\_\_\_\_/\_\_\_\_\_  
Date Signature

\_\_\_\_\_/\_\_\_\_\_  
Date Signature



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