Form 35 Inspection Addendum Rev. 7/23 Page 1 of 2

INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

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veen _	Buyer		Buyer			_ ("Buyer")	
	Bayon		Dayor				
	Seller		Seller			_ ("Seller")	
ornin	~				/th o	"Droportu"\	
ernin	Address		City	State	Zip (IIIE	"Property").	
inspectory option Prope pest in a pers	ctions of the Property and and without limitation, the rty, compliance with build inspection, and a soils/state son licensed under RCW	CONTINGENCY. This Agreement is conditioned on Buyer's subjective satisfaction with the Property and the improvements on the Property. Buyer's inspections may include, at Buyer's ithout limitation, the structural, mechanical and general condition of the improvements to the pliance with building and zoning codes, an inspection of the Property for hazardous materials, a n, and a soils/stability inspection. Buyer's general home inspection must be performed by Buyer or used under RCW 18.280. Buyer may engage specialists (e.g. plumbers, electricians, roofers, etc.) ther inspections of the Property.					
ins	ewer Inspection. Buyer's spection of the sewer sysequire the inspector to remain	tem, which may inc	lude a sewer line	video inspection			
choice Prope nspec were i	YER'S OBLIGATIONS. All inspections are to be (a) ordered by Buyer, (b) performed by inspectors of Buyer's pice, and (c) completed at Buyer's expense. Buyer shall not alter the Property or any improvements on the operty without first obtaining Seller's permission. Buyer is solely responsible for interviewing and selecting all pectors. Buyer shall restore the Property and all improvements on the Property to the same condition they are in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the operty performed on Buyer's behalf.						
BUYER'S NOTICE. This inspection contingency shall conclusively be deemed waived and Seller shall not be obligated to make any repairs or modifications unless within days (10 days if not filled in) after mutual acceptance of this Agreement (the "Initial Inspection Period"), Buyer gives notice (a) approving the inspection and waiving this contingency; (b) disapproving the inspection and terminating the Agreement; (c) that Buyer will conduct additional inspections; or (d) proposing repairs to the property or modifications to the Agreement. If Buyer disapproves the inspection and terminates the Agreement, the Earnest Money shall be refunded to Buyer. If Buyer proposes repairs to the property or modifications to the Agreement, including adjustments to the purchase price or credits for repairs to be performed after Closing, the parties shall negotiate as set forth in Paragraph 6, below. The parties may use NWMLS Form 35R to give notices required by this Addendum.						fter mutual ection and vill conduct If Buyer er. If Buyer se price or	
Seller	ECTION REPORT. Buyer requests otherwise in wr, portions of the report, or the report, or the report of the report, or the report of the report, or the report of the rep	iting. Upon Seller's	written request,	Buyer shall provi	de to Seller the	inspection	
	faiver of Contingency by eller's prior written request		, ,		•		
b. Se	eller Request. The select	ion of any checkbox	x below by Seller	shall not be cons	idered a counterd	offer.	
	Seller requests that Buy	er provide the inspe	ection report to S	eller.			
	If Buyer requests repair portions of the inspectio					e only the	
	If Buyer provides notice provide a copy of the ins					hat Buyer	
btain nitial eques	TIONAL TIME FOR INSP a further evaluation of any Inspection Period, Buyer st, a copy of the inspector uested by Seller, a copy of	item by a specialist provides notice th s recommendation.	at Buyer's option at Buyer will see If Buyer provide	n and expense if, ek additional insp is timely notice of	on or before the ections and, upo additional inspect	end of the on Seller's tions (and,	
Buver'	's Initials Date Buy	er's Initials Da	tete	als Date	Seller's Initials	Date	

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Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

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Seller's Initials

Date

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Continued

filled in) after giving the notice to obtain the additional inspection(s) as recommended by the inspector and the 46 Initial Inspection Period shall be so extended. 47 BUYER'S REQUESTS FOR REPAIRS OR MODIFICATIONS. If Buyer requests repairs or modifications 48 pursuant to Paragraph 3, the parties shall negotiate as set forth in this Paragraph 6. Buyer's initial request and 49 Seller's response made in accordance with the following procedures are irrevocable for the time period provided. 50 Seller's Response to Request for Repairs or Modifications. Seller shall have _ 51 if not filled in) after receipt of Buyer's request for repairs or modifications to give notice that Seller (i) agrees 52 to the repairs or modifications proposed by Buyer; (ii) agrees to some of the repairs or modifications 53 proposed by Buyer; (iii) rejects all repairs or modifications proposed by Buyer; or (iv) offers different or 54 additional repairs or modifications. If Seller agrees to the terms of Buyer's request for repairs or 55 modifications, this contingency shall be satisfied and Buyer's Reply shall not be necessary. If Seller does not 56 agree to all of Buyer's repairs or modifications, Buyer shall have an opportunity to reply, as follows: 57 b. Buyer's Reply. If Seller does not agree to all of the repairs or modifications proposed by Buyer, Buyer shall 58 days (3 days if not filled in) from either the day Buyer receives Seller's response or, if Seller 59 fails to timely respond, the day Seller's response period ends, whichever is earlier, to (i) accept the Seller's 60 response at which time this contingency shall be satisfied; (ii) agree with the Seller on other remedies; or (iii) 61 disapprove the inspection and terminate the Agreement, in which event, the Earnest Money shall be 62 refunded to Buyer. 63 ATTENTION BUYER: These time periods for negotiating repairs or modifications shall not repeat. The parties 64 must either reach a written agreement or Buyer must terminate this Agreement by the Buyer's Reply deadline set 65 forth in Paragraph 6(b). Buyer's inaction during Buyer's reply period shall result in waiver of this inspection 66 condition, in which case Seller shall not be obligated to make any repairs or modifications whatsoever and this 67 contingency shall be deemed waived. 68 **REPAIRS.** If Seller agrees to make the repairs proposed by Buyer, then repairs shall be accomplished at Seller's 69 expense in a commercially reasonable manner and in accordance with all applicable laws no fewer than 70 days (3 days if not filled in) prior to the Closing Date. In the case of hazardous materials, "repair" 71 means removal or treatment (including but not limited to removal or, at Seller's option, decommissioning of any 72 oil storage tanks) of the hazardous material at Seller's expense as recommended by and under the direction of a 73 professional selected by Seller. Seller's repairs are subject to re-inspection and approval, prior to Closing, by the 74 inspector or specialist who recommended the repair, if Buyer elects to order and pay for such re-inspection. If 75 Buyer agrees to pay for any repairs prior to Closing, the parties are advised to seek the counsel of an attorney to 76 review the terms of that agreement. 77 OIL STORAGE TANKS. Any inspection regarding oil storage tanks or contamination from such tanks shall be 78 limited solely to determining the presence or non-presence of oil storage tanks on the Property, unless otherwise 79 agreed in writing by Buyer and Seller. 80 ON-SITE SEWAGE DISPOSAL SYSTEMS ADVISORY. Buyer is advised that on-site sewage disposal systems, 81 including "septic systems." are subject to strict governmental regulation and occasional malfunction and even 82 failure. Buyer is advised to consider conducting an inspection of any on-site sewage system in addition to the 83 inspection of the Property provided by this Form 35 by including an appropriate on-site sewage disposal 84 inspection contingency such as NWMLS Form 22S (Septic Addendum). 85 10. A NEIGHBORHOOD REVIEW CONTINGENCY. If the box is checked, Buyer's inspection includes Buyer's 86 subjective satisfaction that the conditions of the neighborhood in which the Property is located are consistent with 87 the Buyer's intended use of the Property (the "Neighborhood Review"). The Neighborhood Review may include 88 Buyer's investigation of the schools, proximity to bus lines, availability of shopping, traffic patterns, noise, parking 89 and investigation of other neighborhood, environmental and safety conditions the Buyer may determine to be 90 relevant in deciding to purchase the Property. If Buyer does not give notice of disapproval of the Neighborhood 91 (3 days if not filled in) of mutual acceptance of the Agreement, then this Neighborhood 92 Review condition shall conclusively be deemed satisfied (waived). If Buyer gives a timely notice of disapproval, then 93 this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 94