Form 35 Inspection Addendum Rev. 3/21 Page 1 of 2

# INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

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The	follo	owing is part o	of the Pu	rchase and Sale A	greement da	ated		. <u></u>		
bet	weer	Buyer	<del></del>		В	uyer			("Buyer")	
and	ı	Seller			S	eller			("Seller")	
con	oorn	ina						/Alba	"Dromouts"\	
CUI	icern	Address			С	lity	State	Zip	"Property").	
1.	INS	PECTION C	ONTING	ENCY. This Agr	eement is	conditioned on	Buyer's si	ubjective satisf	action with	
	insp	ections of the	Propert	y and the improve	ments on the	ne Property. Buyer	r's inspection	ons may include	, at Buyer's	
				tion, the structura						
	pest	t inspection, a	nd a soil	building and zoni s/stability inspection	on. Buver's	an inspection of transpersal home insr	ection mus	t he performed	naterials, a hv Ruver or	
	a pe	erson licensed	l under l	RCW 18.280. Buye	er may enga	age specialists (e.	g. plumbers	s, electricians, ro	oofers, etc.)	
	to co	onduct further	inspecti	ons of the Property	<i>i</i> .				. ,	
				Buyer's inspection						
				er system, which n				and assessme		
		require the in:	spector t	o remove toilets or	other fixtur	es to access the s	ewer line.		•	
2.	BUY	YER'S OBLIG	ATIONS	. All inspections a	re to be (a)	ordered by Buyer,	(b) perform	ed by inspector	s of Buyer's ents on the	
		hoice, 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 spectors. Buyer shall restore the Property and all improvements on the Property to the same condition they									
		vere in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the								
	Prop	perty performe	ed on Bu	yer's behalf.		-	·	•	2	
3.	BUY	ER'S NOTIC	E. This	inspection conting	ency shall	conclusively be de	emed waiv	ed and Seller s	shall not be	
				pairs or modification				if not filled in) a		
		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								
				and terminates the						
				operty or modificati						
				rformed after Closi Form 35R to give no				in Paragraph 6,	below. The	
				_	•	-				
4.				Buyer shall not pro or as required by F			portions of	the report, to Se	eller, unless	
				•	- ,					
		<b>Waiver of Contingency by Buyer.</b> If Buyer provides any portion of the inspection report to Seller without Seller's prior written consent or as required by Paragraph 5, the inspection contingency shall conclusively be								
	·	deemed waive	writterro ed.	onsent or as requir	eu by Fara	graph 5, the inspe	cuon conun	gency shall con	clusively be	
				selection of either	checkhov h	alow by Sallar sha	ll not be co	nsidered a coun		
						•	ii not be co	risidered a court	teroner.	
	<ul> <li>Seller requests that Buyer provide the inspection report to Seller.</li> <li>If Buyer requests repairs or modifications to the Agreement, Seller requests that Buyer provide to Seller</li> </ul>									
	'			of the inspection						
		Agreeme		or the mapeonor	i report for	ated to the requi	Joica Topai	13 Of Modificati		
5.	ADI	OITIONAL TIM	NE FOR	INSPECTIONS. I	f an inspect	or so recommend	s. Buver el	nall have addition	nal time to	
	obta	in further eva	luation o	f any item by a sp	ecialist at B	uyer's option and	expense if,	on or before the	end of the	
	Initia	nitial Inspection Period, Buyer provides Seller a copy of the inspector's recommendation and notice that Buyer								
	will	vill seek additional inspections. If Buyer gives timely notice of additional inspections, Buyer shall have(5 days if not filled in) after giving the notice to obtain the additional inspection(s) as recommended								
	bv th	(5 08 ne inspector.	ays II 1101	illied in alter givi	ng the notic	e to obtain the add	ullional insp	ection(s) as rec	ommended 4	
	~ j 11									
	Buy	er's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date	

Form 35 Inspection Addendum Rev. 3/21 Page 2 of 2

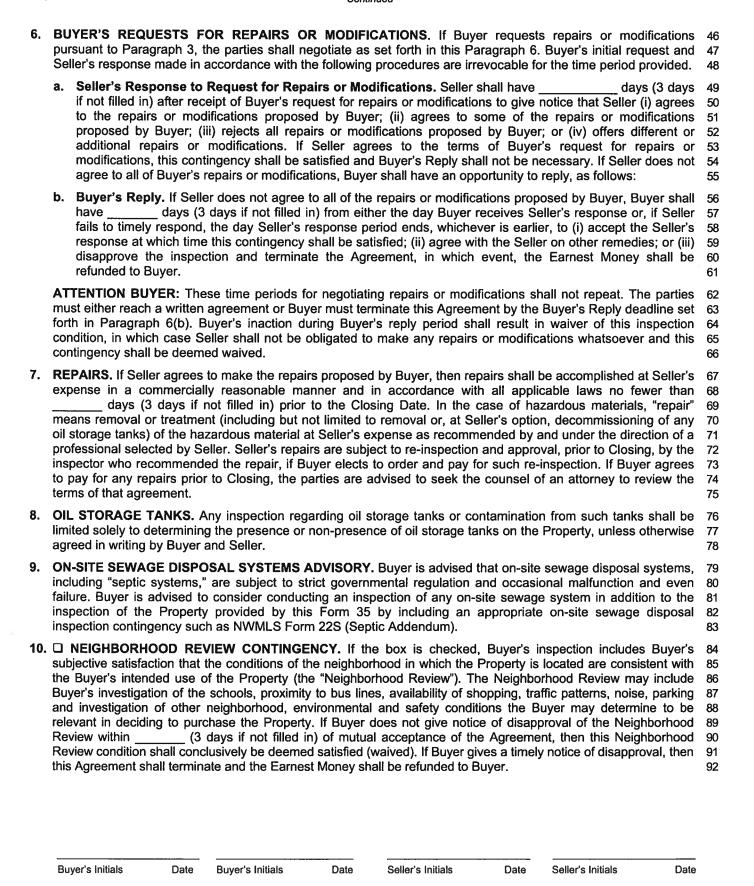
# INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

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Continued



Form 35C Notice of Consent – Inspection Report Rev. 3/21 Page 1 of 1

# NOTICE OF SELLER CONSENT INSPECTION REPORT

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ween					("Dunar")
ween	Buyer	8	uyer		("Buyer")
i					("Seller")
	Seller	S	eller		(
cerning	Address		ity	State Zip	(the "Property").
FICE OF	SELLER CONSENT – INS	SPECTION REPORT			
Sell	er requests that Buyer provi	ide the inspection rep	oort to Seller.		
	er requests that Buyer provairs or modifications to the A	•	portions of the insp	pection report rela	ated to the requested

Form 35R Inspection Response for Form 35 Rev. 3/21 Page 1 of 1

#### **INSPECTION RESPONSE FOR FORM 35**

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			/// The N					
between	Buyer	Buyer	("Buyer"					
and			("Seller"					
	Seller	Seller	,					
oncernin	g	City State	(the "Property")					
BUYE		QUEST FOR REPAIRS OR MODIFICATION	ΔIP					
Buyer Buyer	's inspection of the Proper's inspection of the Prop	erty is approved and the inspection contingency is satisfierty is disapproved and the Agreement is terminated.						
Buyer respon	refunded to Buyer.* Buyer gives notice of an additional inspection. The inspector's recommendation is attached. The time for Buyer's response to the initial and additional inspection is extended as provided in Paragraph 5 of Form 35.* Buyer requests the following modifications and/or repairs described below or on the attached pages. If Seller agrees to these modifications or repairs, the inspection contingency shall be deemed satisfied.**							
		ortion of the inspection report to Seller without Seller's m 35, the inspection contingency shall conclusively be						
Buyer		Date Buyer	Date					
odification od in the contraction of the contractio	ons and/or repairs and ons and/or repairs shall b	nd/or repairs, this Form 35R and any other addenda amendment to the Agreement related to or resu ecome a part of the Agreement.	Ilting from the request fo					
nodification nodification SELL Seller agree	ons and/or repairs and ons and/or repairs shall b ER'S RESPONSE TO BI agrees to all of the modifi to proceed to Closing as p	amendment to the Agreement related to or resu	Ilting from the request for					
odification odification odification odification of the seller agree of the seller of t	ens and/or repairs and ons and/or repairs shall be ER'S RESPONSE TO BE agrees to all of the modification to proceed to Closing as periodic offers to correct only the rejects all proposals by	amendment to the Agreement related to or result ecome a part of the Agreement.  UYER'S REQUEST FOR REPAIRS OR MODIFICATION cations or repairs in Buyer's request. The inspection continuousled in the Agreement, and Buyer's reply, below, is not refollowing conditions described below or on the attached Buyer.*  Buyer.*	N.  ngency is satisfied, the partie necessary.** d pages:**					
nodification nodif	ons and/or repairs and ons and/or repairs shall be ER'S RESPONSE TO BE agrees to all of the modification to proceed to Closing as perfers to correct only the rejects all proposals by Expensive States and State	amendment to the Agreement related to or result ecome a part of the Agreement.  UYER'S REQUEST FOR REPAIRS OR MODIFICATION cations or repairs in Buyer's request. The inspection continuousled in the Agreement, and Buyer's reply, below, is not refollowing conditions described below or on the attached Buyer.*  Buyer.*	N.  ngency is satisfied, the parties necessary.** d pages:**					
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Form 35F Feasibility Contingency Addendum Rev. 3/21 Page 1 of 1

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#### **FEASIBILITY CONTINGENCY ADDENDUM**

reasibility Contingency. Buyer shall verify within adays (10 days if not filled in) after mutual acceptance the "Feasibility Contingency Expiration Date") the suitability of the Property for Buyer's intended purpose including unt onlimited to, whether the Property can be platted, developed and/or built on (now or in the future) and what it will not limited to, whether the Property can be platted, developed and/or built on (now or in the future) and what it will not limited to, whether the Property can be platted, developed and/or built on (now or in the future) and what it will not limited to whether the Property and the state of the platted, developed and/or built on (now or in the future) and what it will not be the state of the property and the statements concerning feasibility made by the Seller, Listing Broker or Buyer Broke. Buyer should not elve or any or at statements concerning feasibility made by the Seller, Listing Broker or Buyer Broke. Buyer should not ever a statements concerning feasibility and by the Seller, Listing Broker or Buyer Broke. Buyer should not ever a statements concerning feasibility and by the Seller, Listing Broker or Buyer Broke. Buyer should not ever a statement of the Buyer should not an expectate on the Property, whether the Property is affected by a flood zone, wetlands, shorelands or donstructed on the Property, whether the Property is affected by a flood zone, wetlands, shorelands or donstructed on the Property, whether the Property is affected by a flood zone, wetlands, shorelands or donstructed on the Property, whether the Property is affected by a flood zone, wetlands, shorelands or donstructed on the Property, whether the Property and allower the state by paid. The property and Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time the during the feasibility contingency, to enter onto the Property and to conduct any tests or studies that Buyer maked to acceptant the condition and suitability of the Property and the property	ne following	g is part of the Purc	chase and Sale Agreen	nent dated			_
oncerning	etween	Pung		Pinner		("Buyer"	')
easibility Contingency. Buyer shall verify within days (10 days if not filled in) after mutual acceptance the "Feasibility Contingency Expiration Date") the suitability of the Property for Buyer's intended purpose including ut not limited to, whether the Property can be platted, developed and/or built on (now or in the future) and what it wists to do this. This Feasibility Contingency SHALL CONCLUSIVELY BE DEEMED WAIVED unless Buyer give obtice of disapproval on or before the Feasibility Contingency Expiration Date. If Buyer gives a timely notice of disapproval on or before the Feasibility Contingency Expiration Date. If Buyer gives a timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer should not an any oral statements concerning feasibility made by the Seller, Listing Broker or Buyer Broker. Buyer should not property and water, sewer or other special districts in which the Property is located. Buyer's inquire hall include, but not be limited to: building or development moratoria applicable to or being considered for the property; any special building requirements, including setbacks, height limits or restrictions on where buildings may be onstructed on the Property; whether the Property is affected by a flood zone, wetlands, shorelands or othe vironmentally sensitive area; road, school, fire and any other growth mitigation or impact fees that must be paid; the procedure and length of time necessary to obtain plat approval and/or a building permit; sufficient water, sewer an tility and any services connection charges; and all other charges that must be paid.  Buyer and Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time to the during the feasibility contingency, to enter onto the Property for Buyer's intended purpose. Buyer shall restore the roperty and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall restore the responsible for a		Buyer		buyer			
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easibility Contingency. Buyer shall verify within days (10 days if not filled in) after mutual acceptance "Feasibility Contingency Expiration Date") the suitability of the Property for Buyer's intended purpose including ut not limited to, whether the Property can be platted, developed and/or built on (now or in the future) and what it wis sot to do this. This Feasibility Contingency SHALL CONCLUSIVELY BE DEEMED WAIVED unless Buyer give of disapproval on or before the Feasibility Contingency Expiration Date. If Buyer gives a timely notice of sapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer should not sapproval, then this Agreement shall terminate and the Samest Money shall be refunded to Buyer. Buyer should not sapproval, then this Agreement shall terminate and the Samest Money shall be refunded to Buyer. Buyer should not sapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer should not sapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer should not sapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer should not sapproval and statements concerning feasibility and evelopment moratoria applicable to or being considered for the property; any special building requirements, including setbacks, height limits or restrictions on where buildings may be constructed on the Property; whether the Property is affected by a flood zone, wetlands, shorelands or other novironmentally sensitive area; road, school, fire and any other growth mitigation or impact fees that must be paid; throcedure and length of time necessary to obtain plat approval and/or a building permit; sufficient water, sewer an tility and any services connection charges; and all other charges that must be paid.  Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time to me during the feasibility contingency,		Seller		Seller			
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greement shall terminate and Buyer shall receive a refund of the Earnest Money unless Buyer gives notice to Selle	ne "Feasibi at not limite ost to do the otice of dis sapproval, sly on any of quire at the nall include roperty; any onstructed nall include roperty; any onstructed nall include roperty; any onstructed nall include roperty and B me during the eed to asceroperty and	Contingency. Buyer ility Contingency End to, whether the Finis. This Feasibility sapproval on or be then this Agreeme or all statements concectly or county, and end to be limited by special building recont the Property; ally sensitive area; and length of time reconstructions agents, repicted and the condition of all improvements	expiration Date") the surproperty can be platted by Contingency SHALL effore the Feasibility Control of the shall terminate and the surproperty of the shall terminate and the surproperty of the shall terminate and the surproperty of the shall terminate and surproperty to the on the Property to the surproperty to the	days (10 da litability of the Properl l, developed and/or bu CONCLUSIVELY Be contingency Expiration the Earnest Money sha de by the Seller, Listi r special districts in wh elopment moratoria a setbacks, height limits is affected by a flo any other growth mitig at approval and/or a be her charges that must ints, architects and en he Property and to co Property for Buyer's i same condition they	ays if not filled in) after for Buyer's intendial on (now or in the fill DEEMED WAIVED Date. If Buyer give all be refunded to Buyer ich the Property is lopplicable to or being or restrictions on who do zone, wetlands, ation or impact fees uilding permit; sufficible paid.  gineers shall have the node to prior to the inverse in prior to the inverse in tended purpose. Buyere in prior to the inverse in tended purpose.	ed purpose including future) and what it wo unless Buyer give es a timely notice of yer. Buyer should not be a timely notice of yer. Buyer should not be a timely notice of yer. Buyer should cated. Buyer's inquiring considered for the are buildings may be shorelands or other that must be paid; the ent water, sewer and the right, from time the udies that Buyer manager shall restore the spection. Buyer shall	ill soft day eer ed oye
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