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The following is part	of the Purchase and	Sale Agreement dated	

between	Buyer	Buyer			("Buyer")	2
and	Seller	Seller			("Seller")	3
concerning _	Address	City	State	Zip	_ (the "Property").	4

- INSPECTION CONTINGENCY. This Agreement is conditioned on Buyer's subjective satisfaction with inspections of the Property and the improvements on the Property. Buyer's inspections may include, at Buyer's option and without limitation, the structural, mechanical and general condition of the improvements to the Property, compliance with building and zoning codes, an inspection of the Property for hazardous materials, a pest inspection, and a soils/stability inspection. Buyer's general home inspection must be performed by Buyer or a person licensed under RCW 18.280. Buyer may engage specialists (e.g. plumbers, electricians, roofers, etc.)
 - a. Sewer Inspection. Buyer's inspection of the Property □ may; □ may not (may, if not checked) include an 12 inspection of the sewer system, which may include a sewer line video inspection and assessment and may 13 require the inspector to remove toilets or other fixtures to access the sewer line.
- BUYER'S OBLIGATIONS. All inspections are to be (a) ordered by Buyer, (b) performed by inspectors of Buyer's 15 choice, and (c) completed at Buyer's expense. Buyer shall not alter the Property or any improvements on the Property without first obtaining Seller's permission. Buyer is solely responsible for interviewing and selecting all 17 inspectors. Buyer shall restore the Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf.
- 3. BUYER'S NOTICE. This inspection contingency shall conclusively be deemed waived and Seller shall not be 21 obligated to make any repairs or modifications unless within days (10 days if not filled in) after mutual 22 acceptance of this Agreement (the "Initial Inspection Period"). Buyer gives notice (a) approving the inspection and 23 waiving this contingency; (b) disapproving the inspection and terminating the Agreement; (c) that Buyer will conduct 24 additional inspections; or (d) proposing repairs to the property or modifications to the Agreement. If Buyer 25 disapproves the inspection and terminates the Agreement, the Earnest Money shall be refunded to Buyer. If Buyer 26 proposes repairs to the property or modifications to the Agreement, including adjustments to the purchase price or 27 28 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. 29
- INSPECTION REPORT. Buyer shall not provide the inspection report, or portions of the report, to Seller, unless
 Seller requests otherwise in writing. Upon Seller's written request, Buyer shall provide to Seller the inspection
 report, portions of the report, or the inspector's recommendation for additional inspections, as requested by Seller.
 - a. Waiver of Contingency by Buyer. If Buyer provides any portion of the inspection report to Seller without 33 Seller's prior written request or consent, the inspection contingency shall conclusively be deemed waived. 34
 - **b.** Seller Request. The selection of any checkbox below by Seller shall not be considered a counteroffer.
 - Seller requests that Buyer provide the inspection report to Seller.
 - If Buyer requests repairs or modifications to the Agreement, Seller requests that Buyer provide only the portions of the inspection report related to the requested repairs or modifications to Seller.
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 - If Buyer provides notice of additional inspections pursuant to Paragraph 5, Seller requests that Buyer 39 provide a copy of the inspector's recommendation for additional inspections to Seller.
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- ADDITIONAL TIME FOR INSPECTIONS. If an inspector so recommends, Buyer shall have additional time to obtain further evaluation of any item by a specialist at Buyer's option and expense if, on or before the end of the linitial Inspection Period, Buyer provides notice that Buyer will seek additional inspections and, upon Seller's request, a copy of the inspector's recommendation. If Buyer provides timely notice of additional inspections (and, if requested by Seller, a copy of the inspector's recommendation), Buyer shall have ______ (5 days if not 45)

Date

Date

35

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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

- **6.** 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 days (3 days a. 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 have _____ 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.

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

- 7. 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
- 8. OIL STORAGE TANKS. Any inspection regarding oil storage tanks or contamination from such tanks shall be limited solely to determining the presence or non-presence of oil storage tanks on the Property, unless otherwise agreed in writing by Buyer and Seller.
- 9. 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).
- **10. 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 within 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

Date