

INSPECTION RESPONSE FOR FORM 35

The following is part of the Purchase and Sale Agreement dated January 21, 2021 1


between Escalade Properties, LLC ("Buyer") 2
Buyer Buyer

and Michael Claypool ("Seller") 3
Seller Seller

concerning 24 E 6th St Deer Park WA 99006 (the "Property"). 4
Address City State Zip



I. BUYER'S RESPONSE OR REQUEST FOR REPAIRS OR MODIFICATION 5

- Buyer's inspection of the Property is approved and the inspection contingency is satisfied.* 6
- Buyer's inspection of the Property is disapproved and the Agreement is terminated. The Earnest Money shall be 7
 refunded to Buyer.* 8
- Buyer gives notice of an additional inspection. The inspector's recommendation is attached. The time for Buyer's 9
 response to the initial and additional inspection is extended as provided in paragraph 1(b) of Form 35.* 10
- Buyer requests the following modifications and/or repairs. If Seller agrees to these modifications or repairs, the 11
 inspection contingency shall be deemed satisfied.** 12
 Due to inspection report showing structural challenges, purchase price to be reduced to \$117,500. 13

 1/27/21 14
Buyer Date Buyer Date 15
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If Buyer requests modifications and/or repairs, this Form 35R and any other addenda or notice pertaining to the 20
modifications and/or repairs and amendment to the Agreement related to or resulting from the request for 21
modifications and/or repairs shall become a part of the Agreement. 22

II. SELLER'S RESPONSE TO BUYER'S REQUEST FOR REPAIRS OR MODIFICATION. 23

- Seller acknowledges receipt of Buyer's request for modification or repair, and responds as follows: 24
- Seller agrees to all of the modifications or repairs in Buyer's request for modification or repair. The inspection contingency 25
 is satisfied, the parties agree to proceed to Closing as provided in the Agreement, and Buyer's reply, below, is not 26
 necessary.** 27
 - Seller offers to correct only the following conditions:** 28
 _____ 29
 _____ 30
 - Seller rejects all proposals by Buyer.* 31
 - Seller rejects all proposals by Buyer, but proposes the following alternative modifications or repairs:** 32
 _____ 33
 _____ 34
-   _____ 35
Seller Date Seller Date

III. BUYER'S REPLY TO SELLER'S RESPONSE. 36

- Buyer accepts Seller's response and agrees to proceed to Closing as provided in the Agreement.** 37
- Buyer rejects Seller's response. Buyer disapproves of the inspection and this Agreement is terminated. The 38
 Earnest Money shall be refunded to Buyer.* 39
- Buyer rejects Seller's response, but offers the attached alternative proposal for modification or repair. Buyer 40
 acknowledges that the inspection contingency will be waived unless Buyer and Seller reach written agreement or 41
 Buyer gives notice disapproving the inspection and terminating the Agreement before the deadline in paragraph 42
 1(c)(ii) of the inspection contingency (NWMLS Form 35).** 43

_____ 44
Buyer Date Buyer Date

* This is a notice which requires only one Buyer's or one Seller's signature. 45
 ** This is not a notice and requires all Buyer's or Seller's signatures. 46