

INSPECTION RESPONSE FOR FORM 35

The following is part of the Purchase and Sale Agreement dated March 5, 2023  
between Tricia Miller Kathy Miller ("Buyer")  
Buyer Buyer  
and Robert Blasko Teresa Blasko ("Seller")  
Seller Seller  
concerning 8510 NE Grove Road Vancouver WA 98665 (the "Property").  
Address City State Zip

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

- Buyer's inspection of the Property is approved and the inspection contingency is satisfied.\*
- Buyer's inspection of the Property is disapproved and the Agreement is terminated. The Earnest Money shall be 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.\*\*

**Note:** If Buyer provides any portion of the inspection report to Seller without Seller's prior written consent or as required by Paragraph 5 of Form 35, the inspection contingency shall conclusively be deemed waived.

Seller to have licensed/bonded sewer company spot repair section of main sewer line with root penetrations (approximately 2' of pipe 5' deep-bid attached). Seller to have licensed/bonded pest company treat crawl space for active wood boring beetles. (Recommend A&A Pest Management-800-852-3671) Seller to have licensed/bonded roofing company repair active leaks around chimney. Seller to have licensed/bonded chimney/masonry company evaluate and repair chimney firebox, damper and flue to proper working condition (damaged-cracks-deterioration).

Tricia Miller 03-19-2023  
Buyer Date

Kathy Miller 03-19-2023  
Buyer Date

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

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

- Seller agrees to all of the modifications or repairs in Buyer's request. The inspection contingency is satisfied, the parties agree to proceed to Closing as provided in the Agreement, and Buyer's reply, below, is not necessary.\*\*
- Seller offers to correct only the following conditions described below or on the attached pages:\*\*  
seller to have licensed, bonded pest company to treat crawl space for active wood boring beetles.  
Seller to have licensed bonded roofing repair for active leaks around the chimney.
- Seller rejects all proposals by Buyer.\*
- Seller rejects all proposals by Buyer, but proposes the following alternative modifications or repairs described below or on the attached pages:\*\*

DocuSigned by:  
[Signature] 3/23/2023  
Seller Date

DocuSigned by:  
[Signature] 3/23/2023  
Seller Date

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

- Buyer accepts Seller's response and agrees to proceed to Closing as provided in the Agreement.\*\*
- Buyer rejects Seller's response. Buyer disapproves of the inspection and this Agreement is terminated. The Earnest Money shall be refunded to Buyer.\*
- Buyer rejects Seller's response, but offers the attached alternative proposal for modification or repair. Buyer acknowledges that the inspection contingency will be waived unless Buyer and Seller reach written agreement or Buyer gives notice disapproving the inspection and terminating the Agreement before the deadline in Paragraph 6(b) of the inspection contingency (NWMLS Form 35).\*\*

Buyer Date

Buyer Date

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