

The Purchase and Sale Agreement ("PSA") either provides, or can be supplemented by addendum to provide, that Buyers are entitled to conduct inspections and investigations regarding the Property they have agreed to purchase. Tomlinson and your agent strongly recommend that you take advantage of this right. Buyers acknowledge having been advised to inspect and investigate the Property, including following:

- | Buyer | Buyer | |
|-------|-------|--|
| _____ | _____ | Overall property inspection by a professional property inspection company (including basements, foundations, electrical, plumbing, heating and air conditioning, insulation and weather tightness, chimneys, roofs, structural soundness, soil stability, presence of defective products and materials; and similar matters affecting the home and Property, a trained inspector may identify items which should be changed, repaired or corrected which you may not recognize (Agreement should include Form 35); |
| _____ | _____ | Testing and inspection of the Property for potential environmental problems or hazardous materials such as radon, lead based paint (especially important to consider if the home was completed prior to 1978), asbestos, underground storage tanks or petroleum residues from previous tank sites, mold and mildew, and other environmental substances and materials (Agreement should include Form 35); |
| _____ | _____ | Insect and pest inspections (Agreement should include Form 35); |
| _____ | _____ | Well tests and inspections (to indicate water quality and quantity as of the time of the test) (Agreement should include either Form 22LNA or Tomlinson Buyer's Contingency Addendum (Well Test)); |
| _____ | _____ | Septic system or sewage disposal system pumping and inspections (Agreement should include either Form 22 LNA or Tomlinson Buyer's Contingency Addendum (Septic System)); |
| _____ | _____ | Survey, or establishment of property corners by a surveyor, to determine property boundaries, dimensions and locations of the Property and improvements on the Property and neighboring properties (Agreement should include either Form 22 LNA or Tomlinson Contingency Addendum – Buyer (Survey)); |
| _____ | _____ | Review of easements, covenants, restrictions, and any other recorded matters which affect the Property (Agreement should include Form 22T); |
| _____ | _____ | Documents pertaining to any homeowners' association, including dues and assessments, declarations, articles of incorporation, bylaws, financial records, minutes of meetings, complaints and disputes, planned programs or projects, planned changes, and records of problems (Agreement should include Form 22D, Section 9); |
| _____ | _____ | Investigation with governmental officials and/or neighbors, and review of the neighborhood, regarding neighboring ownerships, zoning and property uses and proposed or planned changes; restrictions imposed on the Property or area; present, planned and potential assessments and other obligations against the Property, other matters relating to the neighboring properties and |

area, and similar items (Agreement should include Form 35 and include a checkmark in Section 3, but if Buyer elects to waive a home inspection, this review could be conducted by including Form 35N);

_____ Investigation of area services such as proximity and identity of schools, school districts, fire stations, police stations, prisons, airports, hospitals, and landfills (can be investigated in connection with neighborhood review under Form 35 or, if an inspection is waived, under Form 35N);

_____ Investigation of legal, tax or financial matters affecting Buyer, their proposed transaction, or intended use of the Property (can be considered under a feasibility contingency such as that in Form 35F or Form 22 LNA);

_____ Availability of homeowners insurance (should be investigated under the Spokane addendum).

Disclaimer/Expert Advice. Buyers understand that Tomlinson and its agents are qualified to assist Buyer regarding general matters concerning real estate, but are not experts in specialized matters such as the above. Buyers acknowledge that they have been advised to seek expert assistance for advice on such matters. Buyers acknowledge that it is their decision whether to seek expert assistance, and to investigate and inspect matters affecting the Property, including but not limited to the above items. Buyers agree to release Tomlinson and its agents from any decision not to do so. **BUYER SPECIFICALLY ACKNOWLEDGES THAT, _____, TOMLINSON AND ITS AGENTS RECOMMEND THAT BUYERS NOT WAIVE THE OPPORTUNITY TO CONDUCT A PROFESSIONAL HOME INSPECTION AND NEIGHBORHOOD REVIEW PURSUANT TO FORM 35, SECTIONS 1 AND 3.**

BUYER:

BUYER:

Date: _____

Date: _____