

Form 35R
Inspection Response for Form 35
Rev. 2/26
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INSPECTION RESPONSE FOR FORM 35

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The following is part of the Purchase and Sale Agreement dated July 02, 2026
between Niko B. Hilario Stefanie S. Hilario ("Buyer")
and Lien Tran Toan Nguyen ("Seller")
concerning 4541 148th Street NE 256 Marysville WA 98271 (the "Property").

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 additional inspection(s). If requested by Seller, the inspector's recommendation is attached. The time for Buyer's response is extended as provided for 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 written request, the inspection contingency shall conclusively be deemed waived, however, Buyer may provide Seller with Buyer's descriptions of requested repairs or modifications, or copies of contractor bids related thereto.

See attached Addendum to Form 35R.

 Niko B. Hilario

07/08/2026

Buyer

Date

 Stefanie S. Hilario

07/08/2026

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 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:**

 Lien Tran

07/11/2026

Seller

Date

 Toan Nguyen

07/10/2026

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.

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated July 02, 2026 1
between Niko B. Hilario Stefanie S. Hilario ("Buyer") 2
Buyer Buyer
and Lien Tran Toan Nguyen ("Seller") 3
Seller Seller
concerning 4541 148th Street NE 256 Marysville WA 98271 (the "Property"). 4
Address City State Zip

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

Addendum to Form 35R. All work to be completed by licensed contractor as applicable to the repair/correction. 6

1. Cement siding: Cement siding for this house has multiple breaks in the siding. Evaluate to replace and paint damaged siding. 7
2. SW upper corner: Warped vertical corner trim. Replace corner trim and paint. 8
3. North side: Gap behind concrete stoop and siding. Apply sealant to keep moisture out of this area. 9
4. Garage door: Metal overhead door has been stressed at the top center panel. This is evident from the tear in the metal skin. Door has a one inch gap at the top of the door to wood trim. Repair/replace door panel as needed. 10
5. North side concrete patio and stoop: Concrete stoop and patio has settled away from the house and is now approximately 3 inches out of level. This is caused from the concrete stoop being installed over fill dirt. Have slab-jack contractor raise concrete stoop and patio back to level position. 11
6. Roof: Tree hanging over roof. Remove tree and/or branched away from roof. 12
7. Gutters: Full of debris. Clean gutters. 13
8. Upstairs hallway bathroom: Vanity sink plug does not work. Repair/replace sink plug. 14
9. Kitchen: Water damage to engineered hardwood flooring. Repair damaged flooring. 15
10. Upstairs hallway bathroom: Door sticks in door jamb. Re-hang door. 16
11. Upstairs east side bedroom: Door sticks in door jamb. Re-hang door. 17
12. Electrical Panel: Defective arch fault breaker. Replace breaker. 18
13. Living room east wall: Window has broken seal. Reglaze or replace window. 19
14. Dining area: Slider screen door has holes in the screening. Re-screen door. 20

 07/11/26

 07/10/26

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

 07/08/2026
Buyer's Initials Date

 07/08/2026
Buyer's Initials Date

Seller's Initials Date

Seller's Initials Date