## INSPECTION NOTICE (Results/Remedies)



	1 Date: 11/10/2020	
2	2 3 IN REFERENCE TO THE BUY-SELL AGREEMENT DATED 09/28/2020	
	4 between John Bakula and Mark Bakula	(hereafter the "Seller")
5	5 and City of Missoula	(hereafter the "Buyer")
	6 for the real property commonly known as _1359 W Broadway, Missoula, MT 59802	(,
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	$_{9}$ BUYER HEREBY GIVES NOTICE TO SELLER OF DISAPPROVAL OF THE FOLLOWING IT	ΓEMS:
	0 (Copy of the relevant portion of inspections or reports are attached.)	
	1 Building has significant mold and asbestos presenting health hazards. Numerous electrical issues must be	addressed for safety.
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J <u>L</u>	© 2018 Montana Association of REALTORS®	11/11/20 B 11/10/20 10:33 AM @SAllor's Initiated PM FST
	2:49 PM PST yer's Initials Inspection Notice, March 2018 Page 1 of 2	10:33 AM Seller's Initials PM EST dottoop verified

Julie Gardner

	Buyer gives notice to the Seller as follows (Buyer should check only one box preceding the bolded Buyer language):
54	☑ Buyer elects to negotiate the items of disapproval described above and offers the following resolution:
56	Purchase price to be \$225,000.00.  Sellers will not retain possession following closing. Buyer's possession to begin at closing. Sellers will leave building free of personal
57	property and in broom-clean condition at closing.
58	Closing date to be determined by mutual agreement of the parties via Amendment to be executed not later than November 21, 2020
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80 81	If Seller and Buyer agree to the remedies specified above, this document shall constitute an amendment to the Buy-Sell Agreement referred to above and shall be an integral part of this transaction. Seller shall complete all agreed upon resolution(s) to the condition(s) and problem(s) identified above by
o2 83	5:00 p.m. (Mountain Time) on closing (Date).
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	Seller agrees to the terms and conditions as stated herein above.
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	VUFA-HAEU-INSU-STITE
91	(Const Congruence)
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93	☐ Modified per Inspection Notice (Seller's Response)
94	Seller's Initials Date
95	El Bajastad by Callan // //
96 97	□ Rejected by Seller □   / □   /
98	Gener's militals Date
99	☐ Buyer elects to terminate the Buy-Sell Agreement referred to above. All earnest money shall be returned to the
100	Buyer and the Buy-Sell Agreement is terminated.
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	(Buyer's Signature) Date (Buyer's Signature) Date
104	<b>NOTE:</b> Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.
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Missoula

3011 American Way Missoula, MT 59808