



**AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT  
AND REMOVAL OF INSPECTION CONTINGENCIES**

1 This is an Amendment to the Residential Purchase Agreement dated:  
2 06/01/2022 for the purchase and sale of the property known as:  
3 (Street Address) 8515 Deerfield Dr  
4 (City) Parma Ohio, (Zip Code) 44129  
5 between Nava Raj Adhikari (Buyer)  
6 and \_\_\_\_\_ (Seller).

7 The following changes and/or additions are hereby mutually agreed upon by the Buyer(s) and  
8 Seller(s):

9 **FINANCING:** Buyer(s) loan commitment to be obtained on or about:  
10 \_\_\_\_\_ (date)  
11 **CLOSING:** Funds and Documents to be placed in escrow on or before:  
12 \_\_\_\_\_ (date) and title shall be transferred on or  
13 about \_\_\_\_\_  
14 **POSSESSION:** Seller(s) shall deliver possession to Buyer(s) on  
15 \_\_\_\_\_ (date)  AM  PM provided the  
16 title has transferred.

- 17 **INSPECTION CONTINGENCIES:**
- |                                   |   |   |
|-----------------------------------|---|---|
| 18 1. General Home Inspection     | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 19 2. Septic System Inspection    | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 20 3. Water Potability Inspection | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 21 4. Well Flow Rate              | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 22 5. Radon                       | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 23 6. Pest/Wood Destroying Insect | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 24 7. Lead Based Paint Inspection | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 25 8. Mold                        | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 26 9. Other _____                 | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 27 10. _____                      | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |

28 **CONDITIONS:**

29 *1 - The closet ceiling has fallen - seller to repair. 2- Main attic sheathing discoloring due to moisture from poor*  
30 *ventilation. Possible organic growth - seller to hire a mold remediation company to remove mold and replace all*  
31 *the insulation in the attic. 3- Rusting lintels have expanded and caused mortar loss and brick separation - seller to*  
32 *replace all windows with new lintels and tuck point all mortars around all the windows. 4- Flashing: Galvanized -*  
*Prone to possible leaks- seller to hire a roofer and fix accordingly. 5- Seller to seal the driveway and back patio.*

33 ALL OTHER TERMS AND CONDITIONS OF THE RESIDENTIAL PURCHASE AGREEMENT TO  
34 REMAIN IN FULL FORCE AND EFFECT.

35 <div style="border: 1px solid black; padding: 5px; display: inline-block;"><i>Nava Raj Adhikari</i></div>	<div style="border: 1px solid black; width: 150px; height: 20px;"></div>
36 BUYER	SELLER
DATE	DATE
37 <div style="border: 1px solid black; width: 150px; height: 20px;"></div>	<div style="border: 1px solid black; width: 150px; height: 20px;"></div>
38 BUYER	SELLER
DATE	DATE