



**COMMERCIAL INVESTMENT  
STRATEGIES, LLC**

126 Queen Street #301, Honolulu, HI 96813  
[www.CommercialInvestmentStrategies.com](http://www.CommercialInvestmentStrategies.com)

**CIS STANDARD ADDENDUM**

Purchase Contract Reference Date:

Property Address:

TMK:

Seller:

Buyer:

1) **Building Permits Disclosure.** Buyer is aware that many residential properties do not have all building permits as required by county ordinances and/or may not have been built according to the plans or Building Permits issued. Buyer understands that there are potential risks in purchasing any property on which unpermitted or non-complying work has been done. These risks may include, but are not limited to:

(1) a city or county agency may require the removal or rebuilding of the unpermitted or non-complying structures;

(2) the Property may be in violation of zoning, use and/or occupancy limit ordinances, which might require removal discontinued use of all or a portion of the Property;

(3) a possible hazardous condition could be caused by non-conforming or unpermitted construction; and/or

(4) a lender's appraisal of the property and the decision to extend financing could be adversely affected.

During the J-1 inspection period, Buyer or Buyer's contractor, architect or other expert(s) are advised to review, among other things, the Property's building permit file, which may indicate whether structural modifications, additions and/or other items modified and/or changed were done with properly issued permits and if these building permits were inspected and signed by the appropriate county officials. Buyer understands that the agents are not qualified to give opinions on matters, including but not limited to proper examination and analysis of the permit file contents.

2) **Professional Home/Property Inspection/Home Protection Programs.** Buyer and Seller understand that the inspections referred to in paragraph J-1 encompass a wide range of professional fields and expertise. Buyer and Seller understand that Real Estate Brokers are not qualified to give opinions on these matters and acknowledge that neither party is relying on the Brokers for these services. IT IS STRONGLY RECOMMENDED THAT BUYER OBTAIN A PROFESSIONAL GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF GENERAL HOME INSPECTION.

3) **Scope of Termite Inspection Report.** Buyer is aware that termite inspection report may only address visible evidence of active ("live") termite infestation and visible damage in accessible areas. It may not address termite infestation and/or damage occurring in inaccessible areas of the improvements

described in this Purchase Contract. Seller agrees to disclose in writing, any prior and/or current termite infestation and/or damage of which Seller is aware.

4) **Latent of Hidden Termite Infestation and/or Damage.** Buyer Acknowledges that there may be latent or hidden termite infestation and/or damage of which Seller and Seller's Brokerage Firm are not aware and for which Seller and Seller's Brokerage Firm will not be held liable. Seller, Seller's Brokerage Firm, Buyer's Brokerage Firm, and their respective licensees make no representations or warranties that the Property is free from latent or hidden termite infestation and/or damage. Buyer and Seller release Brokerage firms and their respective licensees from any and all liability with regard to any latent or hidden termite infestation and/or damage.

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Seller Date

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Buyer Date

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Seller Date

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Buyer Date