



**COLDWELL BANKER  
REALTY**

**ADDENDUM - CBR STANDARD**

Purchase Contract Reference Date: \_\_\_\_\_

Property: 91-1033 Hoomaka St , Ewa Beach, HI 96706

Seller: Daqueshuan Johnson, Kayla Marie Johnson

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 or 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 these matters, including but not limited to proper examination and analysis of the permit file contents.
  
- 2) **Professional Home/Property Inspection.** 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. COLDWELL BANKER REALTY STRONGLY RECOMMENDS 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) **Other Business Relationships.** CBR, or one or more of its principals, has an ownership interest in, or a business relationship with, the following other businesses providing services related to ownership, maintenance or leasing of real property:

Coldwell Banker Commercial Pacific Properties, LLC.  
Leasing, sales and management of commercial properties

Buyer and Seller are NOT required or obligated in any way to use the services of such businesses as a condition of selling or purchasing the subject property or utilizing the services of CBR.

Buyer and Seller acknowledge the affiliated business relationship of these various service providers with CBR, and the fact that use of any such referral by Buyer or Seller may result in a financial or other benefit to CBR or one or more of its principals.

Buyer	Date
Buyer	Date

  

	Signed by:
	6/2/2026
	66360FA035844BA Seller <b>Daqueshuan Johnson</b>
	Date
	6/2/2026
	66360FA035844BA Seller <b>Kayla Marie Johnson</b>
	Date