1. **Subject to Satisfactory Building and Pest Report**

1.1 Standard Condition X is deleted and replaced with:

1.2 This Contract is subject to and conditional upon the Buyer being satisfied in the Buyer's absolute discretion with the results of Building and Pest Report to be obtained by the Buyer *within X days from Contract Date.*  In the event that the Buyer is not satisfied with the results of the Building and Pest Report, the Buyer may terminate this Contract by notice, given in accordance with the Terms of Contract by 5:00pm on the due date, to the Seller and this Contract shall be at an end and the Deposit must be promptly refunded to the Buyer in full.

1.3 The Seller acknowledges that this special condition is for the benefit of the Buyer and may only be waived or exercised by the Buyer.