

“Walk-Through” Items

As a courtesy to the seller, the following item(s) were identified as needing corrective action to comply with Paragraph 7 of the Regional Sales Contract:

7. EQUIPMENT, MAINTENANCE AND CONDITION Purchaser accepts the Property in the condition as of the Contract Date except as otherwise provided herein. Seller warrants that, except as otherwise provided, the existing appliances, heating, cooling, plumbing, electrical systems and equipment, and smoke and heat detectors (as required), will be in normal working order as of the Possession Date. Seller will deliver the Property in substantially the same condition as on the Contract Date and broom clean with all trash and debris removed. Purchaser and Seller will not hold the Broker liable for any breach of this paragraph. Seller will have all utilities in service through Settlement or as otherwise agreed.

Property address: [REDACTED]

Date of home inspection: July 14, 2007 .

MUST BE FIXED: (By a certified technician, with receipts provided)

1. Fix: The temperature drop measured across the evaporator coil of the heat pump is greater than normal. Have a qualified HVAC technician test & repair.
2. Fix, Safety Issue: The water heater venting system shows evidence of exhaust “spillage”. This is a serious condition.
3. Test: Hot tub was not filled so could not be tested. Hot tub to be in testable, working order on or before closing.
- 3b. Fix: The clothes washer is excessively noisy.

Purchasers will accept credit of \$2,000 in lieu of repair of following items:

4. Fix: Abandoned wiring in the furnace room and sun room to be replaced or appropriately terminated.
5. Install: The installation of smoke detectors is required on each level.
6. Fix: The discharge piping serving water heater Temperature and Pressure Relief Valve to terminate between 6 inches to 24 inches above the floor.
7. Fix: Secure the sink in the lower bathroom.
8. Replace: Basement shower head; currently leaking.
9. Fix: The basement kitchen sprayer is missing a part to work properly.
10. Fix: The light in the living room and upper bathroom is inoperative. If the bulbs are not blown, the circuit should be repaired.
11. Fix: The ceiling fan was not running at the time of the inspection.
12. Fix: A ground fault circuit interrupter (GFCI) outlet in the basement bathroom did not respond correctly to testing during the inspection.
13. Fix: Ungrounded 3-prong outlets in the lower kitchen.
14. Fix: A burner on the basement gas cook top is inoperative.
15. Fix: The refrigerator icemaker is inoperative.
16. Replace: The clothes dryer exhaust vent pipe to be improved to metal.
17. Fix: An outlet has reversed polarity.
18. Fix: Wiring serving the outlet hanging on the fence is non-standard.
19. Fix: The springs for the dishwasher door require repair.

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NVAR - K1334 - 9/2006

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SALES CONTRACT ADDENDUM 1

This Addendum is made on July 18, 2007, to a Sales Contract ("Contract") dated July 12, 2007
between _____ ("Purchaser")
and _____ ("Seller")
for the purchase and sale of the Property: _____

The Parties agree that the Contract is modified as follows:

Purchasers agree to remove home inspection contingency pending \$3,000 credit to cover repair of the following items.

Repair: Loose and damaged downspouts.

Repair: Localized pointing of deteriorated mortar between the bricks of the exterior walls to prevent further deterioration.

Repair: Exterior wood requires painting and caulking. Localized wood rot is noted on the window and/or door trim. Repairs to be made in conjunction with painting.

Repair, Safety Issue: Deck support and attachment standards call for proper footings, 6X6 posts and ½ bolts securing the deck to the beam and house. Upgrade to current standards.

Repair, Safety Issue: Provide railing for the rear steps.

Repair, Safety Issue: Openings in the deck railing are large enough to allow a child to fall through. Correct for improved child safety.

Repair: Trim vines growing on exterior walls to reduce risk of insect and water damage.

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This Addendum shall not alter, modify or change in any other respect the Contract, and except as modified herein, all of the terms and provisions of the Contract are expressly ratified and confirmed and shall remain in full force and effect.



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NVAR - 1117 - 10/92

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and _____ ("Seller")
for the purchase and sale of the Property: _____

The Parties agree that the Contract is modified as follows:

- PAGE 2 of 2 -

Repair: Trim tree branches away from the house.

Repair: Window hardware will not lock in the sun room.

Repair, Safety Issue: The height of the stairway railing may not be sufficient to prevent a person from toppling over the railing.

Repair, Safety Issue: Provide handrail for the stairway.

This Addendum shall not alter, modify or change in any other respect the Contract, and except as modified herein, all of the terms and provisions of the Contract are expressly ratified and confirmed and shall remain in full force and effect.

WITNESS OUR SIGNATURES AND SEALS:

SELLER:

_____/_____
Date Signature (SEAL)

_____/_____
Date Signature (SEAL)

PURCHASER:

7/18/07 / _____
Date Signature (SEAL)

7/18/07 / _____
Date Signature (SEAL)



REALTOR®

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EQUAL HOUSING OPPORTUNITY

NVAR - 1117 - 10/92

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