

To:



"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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GENERAL ADDENDUM 2

Special provisions attached to and hereby made a part thereof, the Contract dated July 12, 2007

on Lot _____, Block _____, Subdivision _____,

located in _____ between

(Purchasers) _____

and (Sellers) _____

In response to the release of the Inspection Contingency contained in "walk-through" Items, Sales Contract Addendum, and Sales Contract Addendum I. Purchaser and Seller understand and agree to the following:

- 1) Seller agrees to fix the following items and provide a receipt from a DC contractor at Settlement: Items: 1,2,5,8,10,11,12,14,15
- 2) Seller shall credit purchaser \$3000 for the remaining repairs. Purchaser agrees to take the house in "as-is" condition as of the date of ratification.
- 3) All other terms and conditions of the contract shall remain the same.

Seller _____
 Seller _____

Purchaser _____
 Purchaser _____

Date 7.20.07

Date _____

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