

Dear Pall

July 4 TH 2021

Here is a list of things that need to be done or corrected in regards to the purchase of 324 lara way mountain road in Behvidere before Closing, and \$15,000.- will be held in escrow until job is finish...

- COPY OF FULL REGISTERED**
- 1) We need a ~~PLAT~~ Survey of the property. **AS WELL AS STATE PROJECT PLAT APPROVE**
  - 2) We need all Warranty papers for all the electrical Appliances and Garage openers ( one Garage has not worked in Weeks ) also we need the warranty papers for well pump and for the Propane gas Furnace..
  - 3) The front Balcony has to be finished with same like enclosure than the rear Balcony
  - 4) Also all stairways have to have at least on Handrail for safety, but the stairway to the basement for safety needs two handrails
  - 5) 2 window screens are missing **( Acknowledge they are on order )**
  - 6) Water filter in Basement needs to be connected, Installed.
  - 7) Need 220 volt outlet in basement installed, for Dryer use.
  - 8) Kitchen ~~wiring~~ <sup>wiring</sup> needs to be upgraded ( blows circuit Breaker )
  - 9) The Walls and Ceiling in the Garage need to be insulated, and closed with plywood on the walls, and the Ceiling with Sheetrock. **WITH INSULATION.**

Also it was agreed, that we order two screen Doors, and Seller Mr Jay K. Marsh, would ~~at NS do~~ the installation.

- 10) Also all seals around Garage doors need to be better secured.

**install WITH NO charge.**  
**Cost of doors is buyer expense ..**



Pall Spera <pall.spera@pallspera.com>

## Re: REVISED Addendum D - Escrow Agreement

1 message

Sheila Lord <sheila@homesvermont.com>

Sun, Jul 4, 2021 at 5:27 PM

To: Pall Spera <pall.spera@pallspera.com>, Rich Gardner <rich@livingvermont.com>, Lori Ruple <lori@maclawvt.com>, Becky Olson <becky@olsonplc.net>, Margot Leikert <mleikert@comcast.net>, "jasmine.stutzenstein@pallspera.com" <jasmine.stutzenstein@pallspera.com>

Pall

To answer your question on closing date and escrow, the seller's bridges have been burned and are not comfortable with an escrow. The reasons for delayed closings, there are added items to the addendums that are not agreed upon. Your client has been living at the property rent free. I'm sending via dotloop an addendum that the seller's have agreed to since the beginning.



### Sheila Lord

Licensed Realtor

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Any negotiations contained herein do not constitute a contract.

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**From:** Pall Spera <[pall.spera@pallspera.com](mailto:pall.spera@pallspera.com)>

**Sent:** Saturday, July 3, 2021 6:38 PM

**To:** Sheila Lord <[sheila@homesvermont.com](mailto:sheila@homesvermont.com)>

**Subject:** Re: REVISED Addendum D - Escrow Agreement

They need to close ASAP and escrow. They cannot get mail and other issues without ownership in their name. Why would Jay not take the funds sooner than later ?  
We had agreed before?

Sent from my iPhone

On Jul 3, 2021, at 6:34 PM, Pall Spera <[pall.spera@pallspera.com](mailto:pall.spera@pallspera.com)> wrote:

Thank you. Before you go through the effort. Let me run this by them thank you. P

Sent from my iPhone

On Jul 3, 2021, at 6:17 PM, Sheila Lord <[sheila@homesvermont.com](mailto:sheila@homesvermont.com)> wrote: