

ADDENDUM TWO TO PURCHASE AND SALE CONTRACT BETWEEN Carolyn Huerth (Purchaser)
AND Robert Falker (Seller)

In consideration for satisfying item 2.A, Property Inspection, of the General Addendum to the Purchase and Sale Contract, both parties agree the Seller will correct the follow items identified in the Home Inspection Report, before Closing:

1. 3.5 Garage door operates correctly. No further action is required.
2. 3.8 Install GFCI garage outlets or arc fault circuit for garage.
3. 4.7B Seller will adjust the deck door.
4. 5.10 GFCI outlets under kitchen sink is covered by arc fault circuit.
5. 6.1A tighten toilet in common bath.
- 6.3B Master Bath jetted tub to be cleaned and serviced to address noise level. Tub must be full to operate correctly. Tub will be cleaned by the Seller.
7. 6.11B tighten loose faucets.
- ~~8. 6.3C Guest Bath, unseal access panel to allow for access to jetted tub controls.~~
9. 6.10C Drains in both bathrooms drain properly.
10. 6.2D Cracked tile will be replaced.
11. 10.6 and 10.7, Smoke and Carbon Detectors to be upgraded per VT Division of Fire and Safety, this does not waive contingency 2.F of the General Addendum to the Purchase and Sale Contract, VT Fire and Safety Inspection.
12. 11.0 Heating System, has been serviced in the last 2 years. Evidence of rust and corrosion at boiler manifold pipe does not affect operation and will be cleaned.
13. 11.9 Insulated Duct Work, to be repaired and replaced to prevent current leaking and condensation gathering in the crawl space.
14. 11.8 Request service reports for air handler for 2017.
15. 1.1 Touch up roof flashing and caulking work.
- ~~16. 2.4 Install storm/screen door at front entrance so that threshold doesn't rot, work to be completed by a licensed contractor~~
17. 7.1 Change washer water hoses to braided ones.
- ~~18. 7.3 Replace flex pipe with solid aluminum pipe, work to be completed by a licensed plumber. Not necessary.~~
- ~~19. 9.5 Inspect condition of propane tanks, to be inspected by propane provider. 50 year buried tank owned and inspected by Irving Energy.~~

This Addendum also serves to satisfy the following contingencies of the General Addendum to the Purchase and Sale Contract: -2.B Radon Test -2.C & 2.D Permits.

This Addendum does not waive the Addendum One's Due Diligence Agreement.

Purchaser

Seller



Handwritten signature of Robert Falker, dated 2/26/18.

ADDENDUM ONE TO PURCHASE AND SALE CONTRACT
BETWEEN
Carolyn Huerth (Purchaser)
AND
Robert Falker (Seller)

This Addendum is made part of the purchase and sale contract (the Contract) between Purchaser and Seller in accordance with **section 9** of the Contract. All time periods refer to **calendar days**. Means of providing notice and related requirements shall be in accordance with **section 29** of the Contract. For the consideration stated in the Contract, Purchaser and Seller agree as follows:

All Parties agree to a due diligence period from February 23, 2018 until March 30, 2018 to clarify the private use space for Unit C as referenced in the condominium by-laws and documents, including but not limited to installing a patio, hot tub, fencing, shed, etc. If the result does not meet the Purchasers satisfaction they may terminate the Contract and all deposit monies shall be returned immediately.

<i>Carolyn Huerth</i>	dotloop verified 02/23/18 5:45PM EST ERKF-REVO-VGAV-SOWG
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Purchaser

[Signature]

Seller
2/28/18