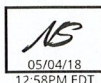


ADDENDUM TWO TO PURCHASE AND SALE CONTRACT BETWEEN Nancy Small (Purchaser) AND Robert Falker (Seller)

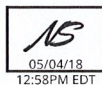
All parties agree the Closing will be on May 10, 2018.

All parties agree, the Seller at Seller's sole expense shall hire a qualified contractor and address the following prior to Closing:

- 1- Item 0104 Seal all penetrations through siding such as pipes, wires and vents as needed to avoid water and pest intrusion. (pp.4-5)
2. ITEM 0106 Repair or replace double hung; roll-out window as pictured on (Page 6 - Item 0104)
- 3- ITEM 0106 RE-parge exposed sheathing and rough opening framing with fiber reinforced surface bonding cement (Page 7)
4. ITEM 0109 Repair hairline vertical cracking noted at two areas in the rear of the building (Page 8)
5. ITEM 0116 6-Add spring loaded closure to garage door (fire door to home) to self close as per regulation. Pages 11-12 of inspection *not closing to lock.*
6. ITEM 0511 7-Replace seal on master bath toilet and demonstrate that this is no longer leaking with standing water on flooring. Page 21 of inspection - ITEM 1919.3
- 7.. Clean the exhaust venting that is clogged with lint creating a fire safety hazard Page 27 of inspection ITEM 0611
8. ITEM 1308 1-Add GFCI protection at all kitchen, bath and laundry outlets as listed throughout the inspection report - Page 13 (kitchen); Pages 26 (laundry) Buyer to enumerate location of GFI receptacles.
9. ITEM 1301 2-Cover junction box on the boiler Page 22 of inspection
10. ITEM 1101 3-Label main disconnect Page 31 of inspection
11. ITEM 1101 4- Attach a proper cover to the panel box with required blunt tipped machine screws for safety Page 33 of inspection
12. ITEM 1104 5-add required protection to the buried conductors and cables emerging from the ground Pages 33-34 of inspection
13. ITEM 2207 6-Install loose receptacle noted in the basement family room front wall rightward outlet Page 38
14. ITEM 0903 1-Repair, if plumber deems necessary, the exhaust joint seal connections at the draft induction blower Page 30 Plumber *has* inspected and approved.
15. ITEM 1313 2-Install a loop in drain line as required to prevent dirty water from entering the dishwasher and properly connect the dishwasher and waste grinder lines as stated in inspectors report Page 15 *inspected not repaired not secured*
16. ITEM 1104 3-Inspect and relocate plumbing supply lines and boiler distribution lines, as required by licensed plumber, for safety Pages 34-35 of inspection (RE- Dedicated Panel Board Space E3405.3)







~~Installed by a licensed plumber.~~ Checked by licensed plumber and originally installed by licensed electrician. *check by lic. electrician.*

17. Prior to closing seller to remove all debris behind both air condensers - between the wall and the condensers. See Page 28

18. Prior to closing seller will install all missing screens. Buyer to identify which screens are missing. *MASTER BR SCREEN MISSING*

19. Seller to provide documentation of boiler inspection/cleaning and condenser inspection and cleanings. Inspected and cleaned.

20. Seller to replace all smoke, carbon monoxide detectors and *non-rechargeable* fire extinguishers to comply with code for The Vermont Division of Fire Safety. *2 Fire extig.*

21. Seller shall provide purchaser with The Building Energy Standards Certificate as required for all homes newer than 1998. Page 3 of inspection ITEM 0005

Seller to provide documentation of the above work along with paid receipts to purchaser prior to closing. With the above work completed purchaser deems property inspection reasonably satisfactory.

The radon contingency has been met and is no longer a contingency to the contract.

*Nancy Small*  
dotloop verified  
05/04/18 12:58PM EDT  
DUKW-UKP3-PCZS-ECRN

Purchaser

Seller

