

The buyer requests that the following issues be corrected at the seller's expense either prior to the closing , or if unable to be scheduled prior, within 60 days of closing:

1. Inspection and service of both oil furnaces
2. Pump and inspection of septic tanks (2) Note: Buyer will pay to have leach field distribution lines scoped at same time.
3. Replace leaking galvanized water pressure tank (not holding air reserve so it gets water-logged and pump recycles frequently)
4. Seal top of right front chimney of brick building to prevent further leakage into apt 6.
5. Replace trim board to seal gap between wood and brick building on east side and caulk properly.
6. In lieu of State Fire Marshall Inspection:
 - a. Check all CO/smoke detectors for proper function and repair or replace as needed
 - b. Relocate Service Entrance Cable (SEC) on North side of brick building which currently runs across 2nd floor window sill (Code requires it to be >3' from window)
 - c. Replace exterior electrical outlets with GFCI's