

Addendum A: Based on Results of Inspection for homeowner's

ELL 10/10/17

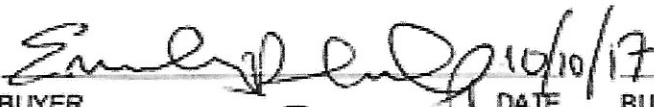

- ✓ 1. Replace missing gutters and downspouts.
- ✓ 2. second-floor bathroom GFI does not properly function or does not trip.
- ✓ 3. One light on second-floor hallway does not operate or may not be three-way lighting.  
Recommend installing three-way lighting switch.
- ✓ 4. Doorbell does not work.
- ✓ 5. One kitchen GFI does not trip.
- ✓ 6. Connect dishwasher and attached to cabinet.
- ✓ 7. Shower fixture is loose and needs to be probably fastened to the wall.
- ✓ 8. ~~Recommend installing handrails to the basement- Stair well.~~
- ✓ 9. Caulking in kitchen counter mortar on right side of L.
- ✓ 10. Replace storm window on kitchen window that is cracked.
- ✓ 11. Make sure all windows can open and paint chips are cleaned out.
- ✓ 12. Missing brickwork on foundation front of house. *Actually they are vents on both sides of porch covered with screening.*
- ✓ 13. Second-floor bathroom pocket door needs lubrication, repair to close properly.
- ✓ 14. Repairing main water line is recommended- Leaking at basement foundation.
- ✓ 15. Basement has one improper electrical splice, correct.
- 16. ~~Ductwork is assumed to be dirty. Recommend cleaning.~~
- 17. ~~Recommend installing joist hangers in the basement.~~
- ✓ 18. Basement cold air returns are not 100 percent seal. These conditions contribute to basement negative pressure. Recommend sealing all basement cold air returns to minimize basement negative pressure.
- ✓ 19. Water heater draft fluctuates. This may be due to water heater vent being larger and not properly sloped. Review and correct pitch, size it.
- 20. ~~Could improve and upgrade attic insulation.~~
- 21. ~~Recommend insulating and sealing all attic access to the unconditioned attic space. Heat loss to unconditioned attic space can potentially permit ice dams.~~
- ✓ 22. Several junction boxes in basement need cover plates.
- ✓ 23. Main sanitary piping stack has a small drip. Need to re-glue or sealed.

**ADDENDUM B**

This is an Addendum to the Purchase Agreement dated Oct. 10, 2017,  
for the purchase and sale of the Property known as (Street Address) 7000 Fullerton AVE.  
Cleveland, (City) 44105, Ohio,  
between Emily Culp ("BUYER")  
and Dennis Elbert ("SELLER").

The following is hereby mutually agreed upon by said BUYERS and the SELLERS:

- 1.) Buyer agrees to remove inspection contingencies based on the repairs items listed on attached Addendum A.
- 2.) Addendum items to be completed prior to transfer, Agent or buyer to walk thru with seller to confirm complete prior to closing.

	<u>10/10/17</u>		
BUYER	DATE	BUYER	DATE
	<u>10-14-17</u>		
SELLER	DATE	SELLER	DATE