

**ADDENDUM:** Release of Contingency \_\_\_\_\_



This is an Addendum to the Purchase Agreement dated 09/26/2018  
 for the purchase and sale of the Property known as: \_\_\_\_\_  
 (Street Address) 3014 Franklin Boulevard \_\_\_\_\_,  
 (City) Cleveland \_\_\_\_\_, Ohio (Zip Code) 44113 \_\_\_\_\_  
 between Anthony Lorubbio \_\_\_\_\_ (Buyer) and  
Kyle Lawrence, K.C. Stitak \_\_\_\_\_ (Seller).

The following is hereby mutually agreed upon by said Buyer(s) and Seller(s):

Inspection contingency to be released if sellers agree to complete the following repairs (numbers reference photographs included with inspection report):

- 18: Upper closet - Properly terminate loose live wire in 3rd floor closet
- 22: Upper bedroom - Ensure overhead light in upstairs unit bedroom is functional
- 23: Upper unit - Replace smoke detector on 3rd floor
- 24: Upper bathroom - Install outlet cover in bathroom
- 25: Upper bathroom - Repair bath faucet in 2nd unit. Does not operate properly when turned all the way on.
- 27: Upper bathroom - Ensure overhead light is functional
- 28: Upper kitchen - Repair cracked window in kitchen
- 29: Upper kitchen - Ensure gas stove is functional and has proper shut off valve. Not operating at time of inspection
- 42: Lower bedroom - Repair cracked window in bedroom
- 44: Lower bedroom - Light fixture improperly installed, missing knockouts and fasteners / exposed wiring
- 48: Lower doorway - Deadbolt does not operate properly, ensure it does or repair
- 50: Lower dining room - light switches not functioning properly. (two side lights do not function unless middle is on and other malfunctions present)
- 56: Lower kitchen - Repair loose outlet in kitchen
- 67: Lower plumbing - Repair water leak in basement plumbing
- 69: Lower water heater - Properly seal water heater flue pipe

*Anthony Lorubbio*  
 BUYER  
 dotloop verified  
 10/05/18 11:49AM EDT  
 5CKV-6CAQ-UUWV-IJWP  
 DATE

*Kyle Lawrence*  
 SELLER  
 dotloop verified  
 10/08/18 9:24 AM EDT  
 GE8Q-5V5X-DYLR-SVBN  
 DATE

\_\_\_\_\_  
 BUYER  
 DATE

*Kevin Stitak*  
 SELLER  
 dotloop verified  
 10/08/18 9:25 AM EDT  
 SVZD-PWRP-AJUI-PEMW  
 DATE

*Annie Stitak*  
 dotloop verified  
 10/08/18 9:34 AM EDT  
 W3BM-9T0J-FGCS-KFEG