



REPAIR REQUEST PROPOSAL

In reference to ☒ AGREEMENT TO BUY AND SELL REAL ESTATE, ☐ RESIDENTIAL RENTAL AGREEMENT, ☐ COUNTER OFFER, ☐ OTHER _____ covering improvements and the ☐ real property, ☐ business, ☐ premises --- commonly known as:

Lot _____ Block _____ Section _____ Subdivision Bridge water

Address 801 Mountain View Place

Tax Map # 047-01-11-010 City Anderson Zip 29626

County of Anderson, State of South Carolina.

The undersigned Parties hereby agree as follows:

1. **REQUESTED REPAIRS:** Buyer/Tenant hereby requests Seller/Landlord to complete the following repairs to the Property (please see attached sheet if checked ☐):

- #3 Figure 5: Remove plant debris from rear window wells
- #5 Repair or replace smoke - fire detector, add outside sleeping areas.
- #8 Loose Soffit / Eave trim near front of detached garage
- #9 Electrician to evaluate and repair as needed outlet grounds in garage.
- #10-11 HVAC Contractor evaluate and repair as needed HVAC unit.
- (#38 moisture stains roof sheathing by bathroom Exhaust fan)
- #13-17 roof to be evaluated, repaired as needed, soft spot near near waste vent on rear of structure, missing and damaged shingles, cracked vent pipe boots. gutter guard system checked.
- #20 #22 moisture damage to base of main entry door + Ext. Entry door - Carpet.
- #24 #26 Floor coverings lifting evaluate & repair as needed
- #27 #29 #37 Repair leaking faucet handle in master bath, remove toilets replace wax seal and secure with new anchor bolts, evaluate water heater.
- #39-41 remove debris & Personal items from crawlspace, evaluate & repair Vapor Barrier
- #40 water pooling in crawlspace under condensate line for AC unit.
- #42 Secure one cross member towards carport side of structure.

2. **AGREEMENT:** At such time as Buyer/Tenant and Seller/Landlord agree which of the repairs set forth in paragraph 1 above will be completed, Seller/Landlord shall complete the agreed upon repairs (the "Repairs") at Seller's expense and in a good and workmanlike manner. Repairs shall be requested and completed prior to closing providing reasonable time for inspection and remediation if repairs are not completed in a good and workmanlike manner.

3. **NOTIFICATION AND VERIFICATION:** Seller/Landlord shall notify Buyer/Tenant upon completion of the Repairs prior to closing and provide time for inspection and if necessary, remediation. Buyer/Tenant shall have the right to inspect to verify that the Repairs were completed in a good and workmanlike manner. Inspection shall be at the expense of the Buyers/Tenants.

Buyer/Tenant [[Signature]] [[Signature]] Seller/Landlord [_____] [_____] HAVE READ THIS PAGE

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Phone:

Fax: