



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-Carport.
- #24 #26 Floor coverings/lifting evaluate & repair as needed
- #37 #39 #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 [SDV] [HA] Seller/Landlord [_____] [_____] HAVE READ THIS PAGE

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Phone:

Fax:

4 ADDITIONAL INSPECTIONS AND REPAIRS: Buyer/Tenant shall have the right to inspect the property until closing for a final walk-through inspection, structural inspection, wood infestation inspection, environmental inspection, structure inspection, HVAC inspection, electrical system inspection, plumbing system inspection, and equipment inspection or any inspection called for by initial inspections. Seller/Landlord at their expense shall maintain appropriate utility connections (electricity, gas, water, etc.) to allow such inspections until closing. Any additional repairs that Buyer/Tenant may request and the Seller may agree to complete as a result of such additional inspections will be added and become part of this Agreement. Inspections shall be at the expense of the Buyer/Tenant.

5. RELEASE OF INSPECTION REPORTS: Buyer/Tenant agrees to release any inspection reports to Seller/Landlord upon request.

The herein agreement, upon its execution by both parties, is herewith made an integral part of the aforementioned Agreement.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties.

BUYER/TENANT: William D. Hixson Date 8/20/14 Time _____

WITNESS: _____ Date _____ Time _____

BUYER/TENANT: Amy Hillman Date 8/20/14 Time _____

WITNESS: _____ Date _____ Time _____

SELLER/LANDLORD: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

SELLER/LANDLORD: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

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