



**VIRGINIA ASSOCIATION OF REALTORS®**  
**AGREED REPAIRS ADDENDUM**  
**TO RESIDENTIAL CONTRACT OF PURCHASE**



THIS AGREED REPAIRS ADDENDUM is attached to and made a part of that contract of purchase (the "Contract") dated the 7th day of April, 2007, by and between Louis I Amis, Sr. & Others ("Sellers") and Jodi M Tillotson ("Purchasers") for the sale of that certain real property with all improvements thereon located in the County or City of Mecklenburg, Virginia, described in the Contract as 139 College Street, Clarksville, VA 23927  
DB 460-321 TCLK147A11(08)002-009 Lots 9-11 BLK 2 (the "Property") and provides as follows:

This Addendum is entered into in furtherance of the purposes of the Home Inspection Addendum to the Contract entered into by the parties, by which Purchaser is to request certain repairs to the Property, and Seller is to respond with the repairs agreed to by Seller. This Addendum provides the negotiating vehicle for the parties to attempt to reach agreement as to repairs to the Property. To that end, this Addendum provides as follows:

**1. Repairs Requested by Purchaser.** As a result of Purchaser's inspection of the Property, Purchaser gives Seller notice of, and requests that Seller perform, at Seller's expense, the following repairs (a copy of the portions of the inspection dealing with these defects is delivered with this Addendum):

1.Clean debris out of gutters & secure the downspout to the gutter @ right corner.2.Remove construction debris out of the crawlspace.3.Have qualified contractor seal the area in crawlspace around the heat and air duct work to assure water no longer can seep into this area.4.Repair rear porch floor in section that is weak.5.Secure duct pipe in the crawlspace that is loose.6.Repair/replace control knob on faucet in the lower bath room.7.Have qualified plumber inspect the upper bath fixtures to remedy why water is shut off and to assure plumbing is properly connected.8.Have qualified electrician install a 3/4 threaded pipe on the T&P (test & pressure) valve on hot water heater.9.Repair door bell.10.Repair/Replace the plumbing vent in downstairs bathroom in accordance with code.11.Have qualified contractor inspect and repair deteriorated chimney that is unsafe.12.Upgrade electrical service to 200 amp providing new wiring & electrical box as current service has exposed wiring, outlets are not grounded, loose, non-functional, non-working & considered a safety hazard.Or in lieu of all repairs buyer will receive from seller \$6000 @ closing.  
 Time and date delivered to Seller: \_\_\_\_\_

**2. Repairs Seller Agrees to Perform.**

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Time and date delivered to Purchaser: \_\_\_\_\_

## RESULTS OF HOME INSPECTION & RECOMMENDED RESPONSE TO REPAIR ADDENDUM

April 27, 2007

The Buyer's agent has presented a copy of the inspection report, along with an addendum requesting repair or correction of numerous items. In my estimation these are largely cosmetic defects and need not be addressed by the Seller. The Buyer is asking that Seller pay \$6000.00 to compensate for these repairs if Seller does not want to make an effort to correct these deficiencies. The following is an itemized discussion of each request and recommendations for each. Also, bear in mind that this could kill this deal as the Buyer now has the right to withdraw her offer based on her dissatisfaction with the condition of the house.

**1. Clean debris out of gutters & secure the downspout to the gutter at right corner of house.**

1. This is a normal springtime function that should have been attended to anyway. It is a minor task and should be corrected probably at a cost of no more than \$40 or \$50.

**2. Remove construction debris out of the crawlspace.**

2. I am informed that the new heating system was installed a few years ago, and the contractor left all the material from the old system under the house. Unfortunately, it is too late to hold the contractor to task for this problem, but this is a situation that should be corrected for no more reason than it is the right thing to do.

**3. Have qualified contractor seal the area around the HVAC work to assure water can no longer seep into the area.**

3. We're getting things that are normally accepted and corrected by the Buyer. I recommend not doing it.

**4. Repair rear porch floor in section that is weak.**

4. No rebuilding should be undertaken unless the floor is in imminent danger of collapse. Recommend not to do.

**5. Secure duct pipe in the crawl space that is loose.**

5. If you decide to clean out crawl space, this could be done at the same time at minimal cost.

**6. Repair/replace control knob on faucet in the lower bathroom.**

6. This is an old house in which minor plumbing faults should be expected. Recommend not to do.

**7. Have plumber inspect the upper bath fixtures to remedy why water is shut off & assure plumbing is properly connected.**

7. The upstairs water is off probably because no one has used it for years. The buyer should investigated this on her own. Recommend not to do.

**8. Have electrician install a 3/4" threaded pipe on water heater pressure valve.**

8. This is a code issue. The purpose of the valve is to release hot water from the tank to keep it from exploding. Many people never bother with the extension pipe that would take that water to a drain or to the outside. Depending where the pipe has to go to, it could be a very minor issue or could be costly. If you want to do it for good will fine, but I don't think it's necessary.

**9. Repair door bell.**

9. Is this a joke?

**10. Repair/replace the plumbing vent in downstairs bathroom to code.**

10. Items that were installed according to code when the house was built or bathroom added do not need to be corrected unless there is of a critical nature. Recommend not to do.

**11. Have contractor inspect & repair chimney.**

11. The inspector's report does not indicate which chimney needs repair. If it's the fireplace chimney I recommend no action. If it is the chimney for the heating furnace it could be a dangerous condition and should at least be inspected by a professional.

**12. Upgrade electrical service to 200 amp, new wiring, repair ungrounded outlets.**

12. Another item which was OK under code when the house was built, and is still acceptable. This is a major expense, and I would simply decline to get involved with trying to correct any electrical items.

If you choose to do the things I recommend, the cost would be approximately \$400 - \$600. As for giving a \$6000 credit, totally out of the question. Since the interior of the house needs to be emptied anyway, I would recommend attending to those cleanup items, numbers 1, 2 & 5. I would then recommend a \$1000 credit to Buyer if she wants to undertake the remaining items. Again, bear in mind that the Buyer now has the right to reject the deal, but also bear in mind that, having been delayed so long, we are closer to the peak selling season and with patience, could probably find another buyer.