



# 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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