

Lone Elm Addendum A

1. Roof

At the buyer's request, please have a new roof and decking put on the home by a certified roofing company:

Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Roof Level

Comments:

There are damaged shingles on the roof. There is evidence of roof leaks/decayed decking in the attic. The roof leaks at the front of the house. There are numerous loose shingles.

There are damaged shingles on the roof.





There is evidence of roof leaks/decayed decking in the attic.

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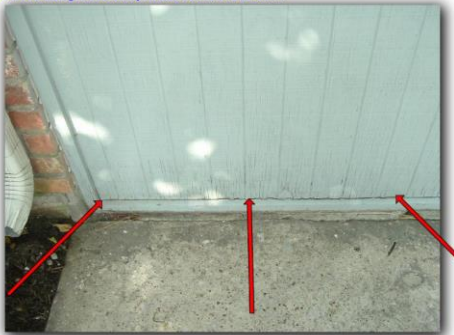
There is evidence of roof leaks/decayed decking in the attic.



2. Please replace damage to fascia in front of the house, garage front, entry, and the holes in the siding/fascia at the rear of the house. There were rat traps in the attic where rats came in through the holes.

There is decayed wood siding/trim at the right area of the front entry. The soffit at the front of the house has active water penetration/decay.

The wood siding is soft/decayed at the front of the house.



There is decayed wood siding/trim at the right area of the front entry.



The soffit at the front of the house has active water penetration/decay.



There is soft wood trim a the front of the house.



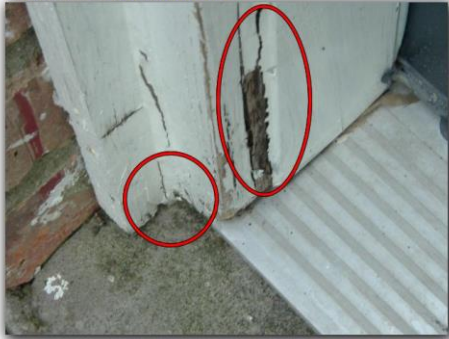
There is missing trim at the rear right of the house.



There is damaged siding at the upper rear of the house.



The left garage conversion door trim has decay.



3. Plumbing

Please have a licensed plumber replace galvanized plumbing in converted garage room, converted bathroom, and utility room.

(A). There is active water penetration on the utility room ceiling. *The rusted out galvanized plumbing in the attic leaks.* There is peeling plaster/loose dry wall tape at the garage conversion ceiling. There are deflections in the dry wall. There is peeling plaster/cracks in the dry wall at the garage conversion bathroom.

There is active water penetration on the utility room ceiling.



The rusted out galvanized plumbing in the attic leaks.



(B). Please have a licensed plumber complete all of the following:

(1):

The utility faucets have rust/corrosion. Replace



(2):

The master tub spout leaks water past the gasket.



(3.)

The exterior faucets require vacuum breakers.



(4). The accordion type drain is not approved for the garage conversion bathroom sink. The master tub drain stop is defective. The accordion type drain is not approved for the master sink drain. The master sink is slow to drain. The accordion type drain line is not approved for the guest bathroom sink. The guest bathroom tub drain stop is missing.

The accordion type drain is not approved for the garage conversion bathroom sink.



The master tub drain stop is defective.



The accordion type drain is not approved for the master sink drain.



The master sink is slow to drain.



The accordion type drain line is not approved for the guest bathroom sink.



(5) Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons 4 Years old

Comments: Located in the attic

The emergency pan drain line was not connected to the exterior drain. The gas line requires a sediment trap. The temperature pressure relief valve leaks to the exterior of the house. There is evidence of rust at the shut off connection. Requires fresh air intakes installed. The fume pipe requires clearance from combustibles. The fume pipe requires a support strap.

The emergency pan drain line was not connected to the exterior drain



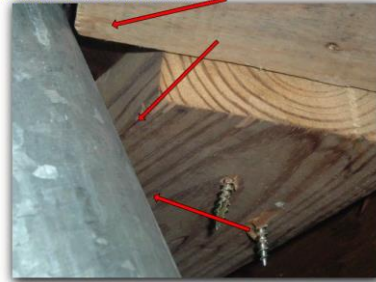
The temperature pressure relief valve leaks to the exterior of the house.



There is evidence of rust at the shut off connection



The fume pipe requires clearance from combustibles



4. Electrical

Please have a certified electrician complete the following:

(A). The ground wire is not connected to a ground rod. There are missing knock outs at the dead plate. The breakers are not all labeled. The dead plate screw does not secure the dead plate. The protective wire grommet is missing. The panel box needs to be bonded. Recommend upgrading to combination ARC fault breakers to detect electrical shorts at all hallways, game rooms, closets, dining rooms and all similar areas. *This is an update from 2009.*



The ground wire is not connected to a ground rod.

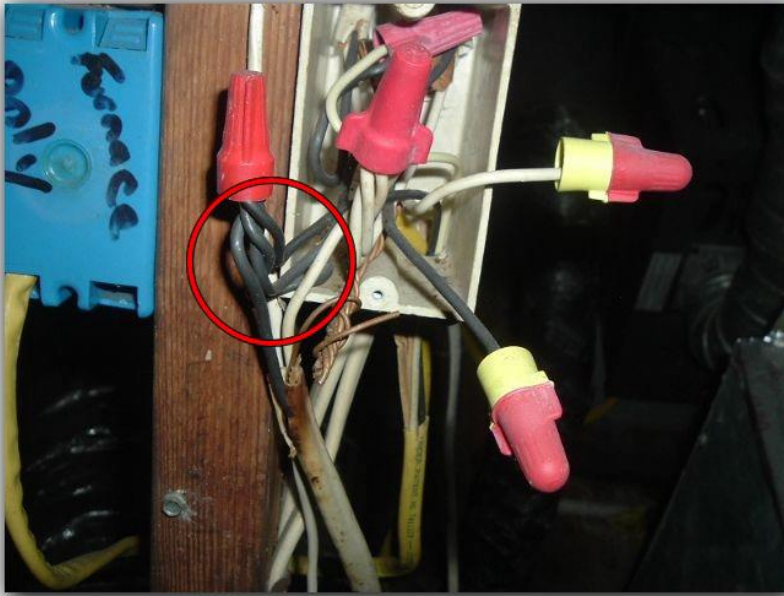


The protective wire grommet is missing.



(B) Requires GFCI protection at the front kitchen backsplash and the left kitchen backsplash. The right kitchen GFCI receptacle tested open ground. The GFCI at the garage conversion bathroom turns off the lights when tripped. Open ground receptacles were tested at the garage conversion right wall, rear wall and the left wall. The front wall receptacle at the garage conversion bathroom tested open ground. The GFCI at the garage conversion tested hot/neutral reversed. The uncovered closet light in the garage conversion was non functional and a fire hazard. The left utility room wall switch is located too far in the wall and is a fire hazard. There are open electrical junctions at the utility room ceiling light. The wall receptacle was located behind the window trim at the rear right den wall and is a fire hazard. The rear patio light fixture is missing. The rear right bedroom closet light fixture is defective and a fire hazard. The extension cord at the rear of the house is not approved for branch wiring. The AC disconnect requires 36" of clearance. The open electrical junctions in the attic require junction boxes and are a fire hazard. The open junction boxes in the attic requires a cover plate and are a fire hazard. The wiring was not installed in the junction box in the attic and is a fire hazard. The exposed wiring at the attic lights is a fire hazard.

The wiring was not installed in the junction box in the attic and is a fire hazard.



The GFCI at the garage conversion bathroom turns off the lights when tripped.



The front wall receptacle at the garage conversion bathroom tested open ground.



The uncovered closet light in the garage conversion was non functional and a fire hazard.



The left utility room wall switch is located too far in the wall.



There are open electrical junctions at the utility room ceiling light



The wall receptacle was located behind the window trim at the rear right den wall.



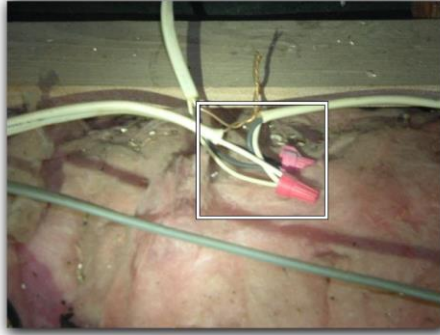
The rear right bedroom closet light fixture is defective and a fire hazard



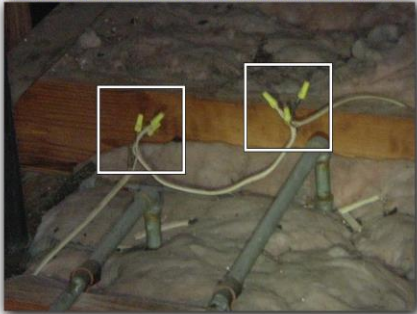
The extension cord at the rear of the house is not approved for branch wiring.



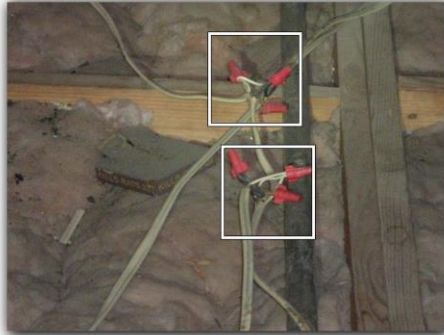
The open electrical junctions in the attic require junction boxes and are a fire hazard.



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The exposed wiring at the attic lights is a fire hazard.



5. Air Conditioner: Please have a certified air conditioning company repair the following:

The emergency pan drain line has a negative slope to the drain. Code requires the pitch to be one quarter inch (1/4") per foot of length to eliminate water holdup in the pipe. Use 1/2" pitch or more. The emergency pan drain line was not terminated above a window. Have the A/C units serviced/repared and brought to current code, checked for freon leaks and meet home warranty requirements by a licensed/bonded contractor.

The emergency pan drain line has a negative slope to the drain



6. Please have a certified Heat/AC Technician repair the following:

Heating Equipment

Type of System: Central

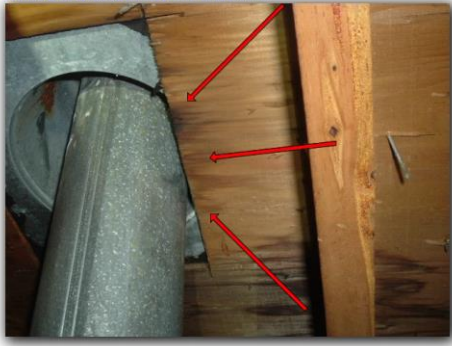
Energy Source: Gas

The gas line requires a sediment trap. The gas flex line is not permitted in the appliance cabinet. Must be hard piped. The fume pipe requires clearance from combustibles. The fume pipe requires a support strap. Have the gas heat unit serviced/repared/checked for cracks at the heat exchangers and brought to current code and meet home warranty requirements by a licensed/bonded contractor.

The gas flex line is not permitted in the appliance cabinet. Must be hard piped.



The fume pipe requires clearance from combustibles.



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