

“Walk-Through” Items

As a courtesy to the seller, the following item(s) were identified as needing corrective action to comply with Paragraph 7 of the Regional Sales Contract:

7. EQUIPMENT, MAINTENANCE AND CONDITION Purchaser accepts the Property in the condition as of the Contract Date except as otherwise provided herein. Seller warrants that, except as otherwise provided, the existing appliances, heating, cooling, plumbing, electrical systems and equipment, and smoke and heat detectors (as required), will be in normal working order as of the Possession Date. Seller will deliver the Property in substantially the same condition as on the Contract Date and broom clean with all trash and debris removed. Purchaser and Seller will not hold the Broker liable for any breach of this paragraph. Seller will have all utilities in service through Settlement or as otherwise agreed.

307 Yoakum Pkwy #1622

Property address: **Alexandria VA 22304**

Date of home inspection: **September 25, 2009**

Report Reference Number	Description of issues which require seller's corrective action in order to comply with Paragraph 7 of the Regional Sales contract
1.13	Repair / Replace leaking gasket around the refrigerator door.
1.14	Replace improper installation of vinyl hose with flexible metal hose or metal pipe.
2.6	Replace all of the outlets with ground fault protected outlets. ALL RECEPTACLES TO BE IN WORKING ORDER
3.7 (1)	Replace malfunctionin shower diverter in the hall bathroom..
3.7 (2)	Repair / Repalce leaking hallway bathroom shower control knob
3.7 (3)	Repair / Replace leaking master bathroom toilet fill valve.
4.7	Install working smoke detectors in the home. ALL SMOKE DETECTORS TO BE IN WORKING ORDER
5.0	Repair / Replace the dirty handler coil and the wobbling fan in the HVAC, and get complete servicing and cleaning by a licensed technician.

Unless otherwise specified above, all repairs are to be performed by a contractor licensed to do the type of work required, and receipts or other written evidence that the repairs have been completed will be provided prior to or at the Purchaser's final walk through inspection of the property.

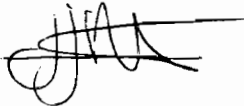
This notice is delivered:

TO: Seller

FROM: Purchaser

SEEN:

9-28-09



PURCHASER:

9/26/2009

Date

Signature

Richard Birch

PURCHASER:

9/26/2009

Date

Signature

Elisa Castelion



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NVAR - K1334 - 9/2006

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Fax:

Daniel Odio

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Daniel Corle

Home Inspection Contingency Removal Addendum


This Addendum is made on September 26, 2009, in accordance with the Sales Contract ("Contract") dated September 17, 2009 between Richard Birch and Elisa Castelion ("Purchaser") and John J McCarthy ("Seller") for the purchase and sale of the Property: 307 Yoakum Pkwy #1622 Alexandria VA 22304

The Sales Contract referenced above is contingent on a Home Inspection.

A complete copy of the Home Inspection report is attached for your information and review.

Purchaser agrees to remove the Home Inspection Contingency upon Seller's agreement to make the following repairs / replacements:

Report Reference Number	Description of issue and requested repair/replacement
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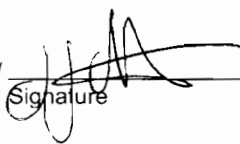
4.1	Replace the Federal Pacific electrical panel by a licensed technician.	NO 
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Unless otherwise specified above, all repairs are to be performed by a contractor licensed to do the type of work required, and receipts or other written evidence that the repairs have been completed will be provided prior to or at the Purchaser's final walk through inspection of the property.

WITNESS OUR SIGNATURES AND SEALS:

SELLER:


9-29-09
Date


Signature

(SEAL)

PURCHASER:

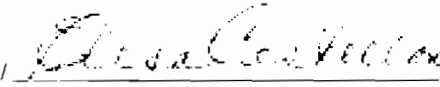
9/26/2009
Date


Signature
Richard Birch

(SEAL)

PURCHASER:

9/26/2009
Date


Signature
Elisa Castelion

(SEAL)



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