



HOME INSPECTION CONTINGENCY NOTICE AND/OR ADDENDUM

Regarding the Contract of Sale with Offer Date 8/13/2019 between Jonathan Ryan Goodson and Veronica Jane Till
 _____ (Buyer) and Joaquin Monserrate and Michaela Newnham
 _____ (Seller) for the purchase of the real property located at Address 1727 R St NW
 _____ Unit # 404
 City Washington State DC Zip Code 20009 :

In the event this Notice becomes an Addendum, the provisions of this Addendum shall supersede anything to the contrary contained elsewhere in the Contract. **Select either A OR B below, as allowed by the Inspection Contingency. ONCE NOTICE IS DELIVERED WITH A OR B SELECTED, THE OTHER OPTION SHALL NO LONGER BE AVAILABLE.**



- A. **REPAIRS/CREDITS:** Buyer hereby agrees to remove the Inspection Contingency and provides a copy of the Inspection Report provided Seller performs the following repairs AND/OR provides a credit as indicated below.

All repairs/replacements shall be performed in a good workmanlike manner.

If any credits from Seller to Buyer are requested, all parties agree to execute an Addendum reflecting the total amount of such credits herein, if required by lender. **It is the Buyer's responsibility to confirm with his lender that the entire amount of all credits provided from Seller to Buyer may be utilized.** If lender prohibits the Buyer from accepting of any portion of any credit, then said credit shall be reduced to the amount allowed. The credits requested herein, if any, shall be in addition to any other amount(s) the Seller has agreed to pay under other provisions of the Contract.

The Inspection Contingency provides that failure of either party to respond within 3 days after Delivery of Notice requiring repairs and/or a credit towards closing costs will result in acceptance by both parties of the terms of the most recent Notice.

Please number each item.

- 1) Repair current water damage on the wall and ceiling in the smaller bedroom and remediate the issue that led to water damage.
- 2) Replace all double hung windows with new similar comparable double hung windows due to age and condition (10 total).
 Alternatively, a credit may be provided in the amount of \$6,000 as estimated by American Windows and Siding. JM
- 3) Replace non-waterproof showering material with a suitable material of replacement such as cementboard but otherwise retain the current tiled shower. Alternatively, a credit may be provided in the amount of \$3,000. mm
- 4) Provide one standard annual maintenance heat pump for a credit in the amount of the most recent documented maintenance. VT
- 5) Replace the rusted electrical breakers in the electrical panel, evaluate the underlying water ingress which led to rust in the electrical panel, and remediate as necessary.
- 6) Add a ground-fault circuit interrupter to the electrical circuit servicing the kitchen.
- 7) Replace the current smoke detector and add additional hardwired smoke detectors in bedrooms.
- 8) Install carbon monoxide detectors outside bedrooms as required by building and residential codes for units containing fuel-burning appliances (fireplace).

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9) Install the anti-tip bracket included with the oven range.

10) Replace the utility closet door with the proper louvered or otherwise ventilated door necessary for washer/dryer appliances.

In lieu of repairs 2-10, the Seller agrees to provide the Buyer a credit at closing in the

amount of \$3,000. In regards to item 1, that is being reviewed by the association management

company, neighbor in above unit and Nomadic Real Estate and the result and required repairs

will be determined by the conclusion of September 8th 2019.

LICENSED CONTRACTOR(S) AND RECEIPTS: The following items enumerated from the above list shall be replaced, repaired or otherwise rectified by licensed contractors and Seller shall provide Buyer with a receipt from such contractors for such work by Settlement:

1, 2, 3, 4, 5, 6

☐ **B. VOID CONTRACT (ONLY IF PERMITTED BY THE INSPECTION CONTINGENCY):** Buyer declares this Contract Void, and all parties shall execute a Release Agreement.

Joaquin Monserrate

Joaquin Monserrate (Sep 2, 2019)

Seller

Date

Michaela Newnam

Michaela Newnam (Sep 2, 2019)

Seller

Date

Jonathan Goodson

Jonathan Goodson (Sep 9, 2019)

s/Jonathan Ryan Goodson

8/28/2019

Buyer

Date

s/Veronica Jane Till

8/28/2019

Buyer

Date

Veronica Till

Veronica Till (Sep 9, 2019)









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Final Audit Report

2019-09-09

Created:	2019-09-06
By:	Joseph Rieling (jrieling@nomadicrealestate.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFXbyeXdumw5o2bZJepLU2bb4-GGF4Y7F

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2019-09-06 - 4:01:27 PM GMT- IP address: 73.250.191.20
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2019-09-06 - 5:09:29 PM GMT- IP address: 66.102.8.162
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Signature Date: 2019-09-09 - 3:09:10 PM GMT - Time Source: server- IP address: 129.2.180.109
-  Document emailed to Veronica Till (veronica.till@gmail.com) for signature
2019-09-09 - 3:09:11 PM GMT
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2019-09-09 - 3:44:07 PM GMT- IP address: 66.102.8.168
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Signature Date: 2019-09-09 - 3:44:50 PM GMT - Time Source: server- IP address: 209.107.191.172
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2019-09-09 - 3:44:50 PM GMT