



REPAIR/REPLACEMENT PROPOSAL

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NOTE: This form is for information and/or negotiation purposes only and IS NOT TO BE INCLUDED as part of the Purchase and Sale Agreement. Neither party shall be bound until there is a separate mutual written agreement executed by all parties. The Repair/Replacement Amendment may be used for purposes of the mutual written agreement on repairs/replacements.

1 Buyer has made any and all inspections available under the Inspection section of the Purchase and Sale Agreement with a
2 Binding Agreement Date of 9/11/2026 ("Agreement") for the purchase of the real property commonly known as:
3 3061 Elliott Dr Mount Juliet Tn 37122.

4 The parties hereby understand that they are required to negotiate repairs in good faith during the Resolution Period as set forth
5 in the Agreement. Good faith negotiation includes but is not limited to timely communicating one's position during the
6 Resolution Period regarding any proposed repairs and/or replacements. The undersigned hereby proposes that the following
7 written list of items be repaired and/or replaced with like quality or value in a professional and workmanlike manner. Upon
8 request, either party shall submit a copy of any supporting documentation or any portion thereof substantiating any item
9 listed.

10 LIST OF ITEMS TO BE REPAIRED AND/OR REPLACED (Please be specific about whether the items are to be 11 repaired or replaced):

Please refer to pages attached from the Home Inspection Report:

- 12 1: Exterior structure, light, is there sensor issues or they did not come on due to daylight?
- 13 2: Dryer vent needs to be properly secured to the wall, to be corrected by a licensed professional.
- 14 3: Home Inspector could not check the irrigation system, is it working properly and who do you use to maintain it and winterize.
- 15 4: Mouse tunnels were found, to be addressed by a licensed professional.
- 16 5: Loose/Missing tape seams, drywall tapes failed in various areas in the garage ceiling. Repaired by a licenses professional.
- 17 6: Master Bedroom door rubs, in the top right corner needs adjusting, also all doors that don't latch to close needs adjusting as well. There is a small crack in
18 drywall on left hand side of bedroom door that needs repairing. Repair/Replace by a licensed professional.
- 19 7: Loose closet door knob across from bathroom 2, repair/replace by a licensed professional.
- 20 8: Floor in living room by TV has a portion that is raised, repair/replace that piece of flooring.
- 21 9: Exterior: Hose bib on right side has an internal leak when turned on it starts leaking from the weep hole. Have a licensed professional repair/replace to stop
22 leaking.
- 23 10: The bathtub has a slow drain, have a licensed plumber clear the obstruction.
- 24 11. Loose bathroom toilet needs to be reset and the wax ring and flange replaced.
- 25 12: Back center living room has moisture which needs to be replaced. Also, in the dining room there is an upper glass has delamination flim and in bedroom 3.
26 Repair/Replace by a licensed professional.
- 27 13: Have both HVAC serviced by a licensed professional and grass removed from the units. The upstairs unit was not cooling to standard.
- 28 14: Sagging insulation in the crawl space, insulation on the left front corner of the home has fallen down the wall, secure by a licensed professional.
- 29 15: Missing insulation in the attic on the duckwork needs to be added. Repair/add by a licensed professional.
- 30 16: Gaps in Flashing Shroud-The exterior flashing shroud connecting the HVAC to the home has gaps at the connection point. Please seal to prevent pests from entering.

29 The above matters will be completed by Seller 10 days prior to Closing, (as provided in the Agreement the "Completion of
30 Repairs Deadline"). Buyer and/or buyer's inspectors or representatives shall have the right to re-inspect at that time to confirm
31 that such matters have been repaired and/or replaced in a professional and workmanlike manner. Such inspection shall not
32 limit Buyer's right to conduct a Final Inspection as provided for in section 8 of the Agreement.

<i>Kali Muscle Kirkendall</i> dotloop verified 09/19/26 4:24 PM CDT J2JH-ZQDZ-2CKL-8HO4 Party Proposing Repairs <u>Kali Muscle Kirkendall</u> _____ at _____ o'clock ☐ am/ ☐ pm Date	Party Proposing Repairs _____ at _____ o'clock ☐ am/ ☐ pm Date
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