Docusign Envelope ID: 20FBE2B8-8309-8A77-8384-8567A5C804B1

ADDENDUM TO PROPERTY DISCLOSURES
9 COTTAGE LANE

A copy of the full inspection report is available upon request. Below is a summary of inspection findings:

EXTERIOR:
*Recommended dispersing gutters 5' out from foundation
*Recommended cleaning of the chimney cleanup

BASEMENT:
*Some wet areas note on foundation floors. Moisture level 19% - recommended running a dehumidifier
*Some leaking noted in basement

PLUMBING:
*Oil tank has some rusty areas - recommended budgeting for future
*Kitchen sink sprayer was not operational
*Recommended installation of vent fan on stove

INTERIOR:
*Kitchen currently under construction
*Some windows with missing or broken hardware
*First to 2nd floor stairs not level, some uneven floors
*Bathroom - recommended caulking joints and gaps, noted sink was slow to drain

ELECTRICAL:
*AFCI Breakers recommended
*Some ungrounded outlets - recommended electrician consult
*Some exposed wiring in basement - recommended electrical consult

SEPTIC:
*Recommended pumping tank (Seller has scheduled this)
*Debris blocking pipe to leach field, so inspector was unable to scope the camera to the field. However, no issues reports upon load test. Seller has scheduled to have plumbers remove debris during pump out.

James B. Zahn 9/18/2026

9/16/2026