



NATIONAL
ASSOCIATION of
REALTORS®

REQUEST FOR REPAIR No 1
(Or Other Corrective Action)
(Form RR, Revised 5/18)

Date Prepared: Jun 10, 2018

In accordance with the items and conditions of the: Purchase Agreement or Other (“Agreement”), dated _____, on property known as

**14779 Castle Valley Dr
Bluffdale, UT 84065**

(“Property”), between **Brent Huber** (“Buyer”), and _____ (“Seller”).

BUYER REQUEST:

1. (a) Buyer requests that Seller, prior to final verification of condition, repair or take the other specified action for each item listed below or on the attached listed date Jun 10, 2018:

Structural		
Category	Finding	Estimate
Foundation	Soft concrete found in basement floor. Recommend cutting out soft area and replacing with new concrete and inspect for further issues.	\$800.00
Foundation	Concrete pad has settled and cracked. Recommend lifting small pad to eliminate the trip hazard.	\$300.00
Roof and Covering	Plumbing vent cap should be removed.	\$10.00
Walls, Interior/Exterior	Repair needed to cracked and missing grout thru out the exterior.	\$300.00
Walls, Interior/Exterior	Repair needed to cracked and missing grout thru out the exterior.	\$300.00
Walls, Interior/Exterior	Repair needed to cracked and missing grout thru out the exterior.	\$300.00
Walls, Interior/Exterior	Repair needed to cracked and missing grout thru out the exterior.	\$300.00
Walls, Interior/Exterior	Repair needed to cracked and missing grout thru out the exterior.	\$300.00
Walls, Interior/Exterior	Repair needed to cracked and missing grout thru out the exterior.	\$300.00
Ceilings and Floor	Garage attic access requires a latching panel to prevent fire penetration into attic area.	\$25.00
Doors, Exterior/Interior	Boys room ball catch repair needed.	\$35.00

Windows	Window missing screen.	\$129.00
Windows	Window missing screen.	\$129.00
Windows	Window missing screen.	\$390.00
Windows	Window missing screen.	\$129.00
Porch, Balcony, Deck, Carports	Missing deck joist hangers noted. Hangers such as Simpson type should be installed including proper fasteners.	\$125.00
Porch, Balcony, Deck, Carports	New stain and finish needed on wood deck components.	\$650.00
Porch, Balcony, Deck, Carports	Missing deck joist hangers on stair stringers. Hangers such as Simpson type should be installed including proper fasteners.	\$125.00
Porch, Balcony, Deck, Carports	Missing deck joist brackets such as Simpson type should be installed including proper fasteners.	\$50.00
Porch, Balcony, Deck, Carports	Repairs needed to separating joist and deck boards.	\$200.00
Porch, Balcony, Deck, Carports	Recommend filling crack and refinish wood to protect from the elements.	\$200.00
Total		\$5,097.00

Electric		
Category	Finding	Estimate
Service Entrance, Panels	Double taps (two or more wires connected to one breaker) were visible and needs to have repairs by licensed electrical contractor. Each circuit should have its own breaker. Recommend electrician evaluation.	\$125.00
Service Entrance, Panels	Double taps (two or more wires connected to one breaker) were visible and needs to have repairs by licensed electrical contractor. Each circuit should have its own breaker. Recommend electrician evaluation.	\$125.00
Detectors, Smoke, CO	Missing smoke detector.	\$49.00
Total		\$299.00

Heating, Vents, Air		
Category	Finding	Estimate
Heating Equipment	Humidifier not working and in need of repair.	\$125.00
Heating Equipment	Humidifier not working and in need of repair.	
Heating Equipment	Grommet needed to protect wire thru panel.	\$25.00
Cooling Equipment	56 Infrared shows above average air temperature. Service and charging needed to	\$300.00

	produce the cooler air normally found.	
Cooling Equipment	63 Infrared shows above average air temperature. Service and charging needed to produce the cooler air normally found.	\$300.00
	Total	\$750.00

Plumbing		
Category	Finding	Estimate
Water Heating Equipment	Expansion tank bladder has failed and in need of replacement.	\$150.00
Water Heating Equipment	Remove blocked combustible air supply.	
	Total	\$150.00

Appliances		
Category	Finding	Estimate
Dishwasher	The dishwasher high loop drain line is shown in the image. The high loop is shown properly fastened to the underside of the countertop.	
Dishwasher	The dishwasher high loop drain line is shown in the image. The high loop is shown properly fastened to the underside of the countertop.	\$25.00
Garage Opener	Hold down to close the left side door. Recommend it be serviced and adjusted.	\$75.00
Dryer Vents	Dryer vent louvered cover broken on exterior and needs to be replaced.	\$82.00
	Total	\$182.00

Total	\$6,478.00
--------------	-------------------

(b)(i) **SECTION 1:** Buyer requests Seller pay to have Section 1 work completed as specified in the attached Pest Control Report dated prepared by

(ii) **SECTION 2:** Buyer requests Seller pay to have Section 2 work completed as specified in the attached Pest Control Report dated prepared by

(iii) If Buyer requests either Section 1 or Section 2 work above, Seller shall, no later than 5 (or) Days Prior to Close of Escrow, Deliver to Buyer a written pest control certification showing the corrective work has been completed.

(c) Buyer requests that Seller credit Buyer **\$6,478.00** at Close of Escrow.

(Note: Credits need to be disclosed to Buyer's lender and total contractual credits may be limited pursuant to the Agreement. Total credit amount may not be enough to remedy all defects or repairs.)

(d) Buyer requests that Seller reduce the purchase price to \$

2. A copy of the following inspection or other reports is attached

Reports attached:

Buyer _____ Date _____ Buyer _____ Date _____

SELLER RESPONSE:

Seller agrees to all of the Buyer's Request provided in writing (see below) (i) Buyer removes the physical inspection contingency, (ii) Buyer removes those contingencies identified on the attached Contingency Removal Form which must be signed by the Buyer, and (iii) Buyer releases Seller from any loss, liability, expense, claim or cause of action regarding the disclosed condition of the Property ("Release").

Seller does NOT agree to any of the Buyer's requests

Seller responds to Buyer's request on the attached form.

Seller: _____ Date _____ Seller: _____ Date _____

If Seller agrees to all of the Buyer's request, Buyer hereby removes the physical inspection contingencies and those identified on the attached CR form signed by Buyer and agrees to the above Release.

Buyer _____ Date _____ Buyer _____ Date _____

© 2018, Home Metrics™

THIS FORM HAS NOT BEEN APPROVED BY THE NATIONAL ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PORTION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Reviewed by _____ Date _____

