

10818 Lakeview Dr Carmel, IN 46033
Seller's Disclosure Addendum

These are defects called out from the prelisting inspection report. A copy of the report is provided.

- **Storm Windows:** Thermopane: Thermopane seal has failed at no less than 2 window glass (2nd floor bathroom & patio door) (Page 4, item 9 under exterior)
- **Ceiling:** Ceiling Tiles & Exposed Framing: Ceiling tiles were loose, damaged or sagging at one or more places (Page 10, Item 1 under Basement) **These stains on the ceiling tiles were here when purchased the home in 2004
- **Walls:** Block, Paneling & Exposed Framing: Leakage stains and efflorescence were noted at the walls. (Page 11, item 2 under basement) **See the contractor quotes and repair recommendations**
- **Moisture Location:** Entire Basement: Evidence was noted of ongoing water penetration. Reducing moisture intrusion is recommended to help prevent mold, wood rot and damage to the framing. Leakage is always possible with block basements. Homeowner must provide and maintain proper grading and drainage away from the house to help reduce water entry. (Page 12, item 12 under basement) **See the contractor quotes and repair recommendations**
- **Moisture Penetration:** Evidence Of Occasional Moisture Penetration: Reducing moisture intrusion is recommended to help prevent mold, wood rot and damage to the framing. Leakage is always possible with block foundations. Homeowner must maintain proper grading and drainage to help reduce water in the crawl. (Page 12, item 3 under crawl space) **See the contractor quotes and repair recommendations**
- **Electrical Disconnect:** Pull Out Switch, 30 Amp Max: 40 Amp breaker in panel (max breaker allowed is 30 Amp) - install properly sized breaker. (Page 14, item 9 under AC)

Things to Note:

- **Insulation:** Cellulose: Bird nesting material was noted in the attic - recommend removal and clean up. (Page 10, Item 5 under attic) **This has been taken care of – See the invoice from Vermission Pest & Wildlife from 7/15/2024