


800 Summer Harbor Road Known Material Defects

TO BE REPAIRED BY SELLER PRIOR TO CLOSING:

- Repair flashing around the chimney. Waiting on contractor for repair update.
- Repair the eave on the south side of the west wing (missing soffit material).
- Repair the siding and timbers underneath to the north of the chimney on the south west wing of the house.
- The chimney stones seem to be showing mortar leaching and should be cleaned after the flashing has been repaired.
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ADDITIONAL ITEMS NOTED BY SELLER

- Some of the plaster taping has come loose throughout the home for example: as you go upstairs and enter the hallway right above your head.
- Some of the tile work in the upstairs bathroom showers has cracked. Both bathrooms.
- The threshold as you enter the garage from the deck on the east side is degraded.
- The driveway needs to be graded.
- Kitchen sink spray spout is broken.

Signed by:

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6/12/2025