

**ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE**

**ASA**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

**PROPERTY** 1393 Washington Rd, Pittsburgh, PA 15228

**SELLER** Rebekah Diaz, Graham Fandrei

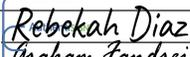
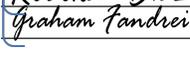
**BUYER** \_\_\_\_\_

**DATE OF AGREEMENT** \_\_\_\_\_

Seller will make the following repairs prior to the settlement date.

- 1. Repairs to areas of damaged, misplaced, or deteriorated slates on the roof (page 16, item 2, Home Inspection Report).
- 2. Chimney repointing (page 19, item 1, Home Inspection Report), chimney crown repair (page 19, item 3, Home Inspection Report), add missing chimney cap (page 19, item 5, Home Inspection Report).
- 3. Hot water tank replacement (page 46, item 3, Home Inspection Report).
- 4. Termite treatment (page 41, item 1, Home Inspection Report).
- 5. Electrical repairs:
  - Repair or replace any non-functioning outlets and switches
  - Correct any reversed polarity outlets
  - Install or replace GFCI protection where required (kitchen, bathrooms, laundry, garage, exterior)
  - Address open-ground receptacles in a code-compliant manner (such as GFCI protection with proper labeling where grounding conductors are not present)
  - Ensure all outlets are secure, properly wired, and operational
  - Have a licensed electrician evaluate the main panel and confirm it is serviceable and safe

All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

<b>BUYER</b> _____	<b>DATE</b> _____
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<b>SELLER</b>  _____	<b>DATE</b> <u>02/21/2026</u>
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