

Pg. 3 Personal Property & Personal Services Sales
of 6 Contract - Dean A. & Mary Jane NYGAARD

shall be undertaken by the State Electrical Inspector and a copy of the inspection card shall be supplied to the OWNERS.

Plumbing - All plumbing fixtures, pipes, venting and drains shall be fully functional, inspected and certified by a qualified plumber. The system shall be tested for leaks after the system is under pressure from the established water supply. Any failure of the system shall be corrected by the HOUSING AUTHORITY prior to occupancy of the facility by the OWNERS.

Structure - The structure of the wood frame building shall be inspected for dry rot and any other defects in materials or structure soundness. All siding, structural members, or materials found to be in disrepair shall be corrected to insure a decent, safe and sanitary dwelling as required by the Uniform Building Code. Construction of whatever nature shall be the sole responsibility of the HOUSING AUTHORITY including any patching, taping or plastering that may be required to repair cracks in walls or windows, ceilings or floors. All painting or furnishings of any type whatever shall be the responsibility of the OWNERS. The HOUSING AUTHORITY shall, however, supply at its expense the paint required to cover any effects of the on-site placement of the wood frame structure. The determination of required repairs and construction activities shall be made by the HOUSING AUTHORITY in conjunction with appropriate qualified inspectors.

Back Filling and Leveling - All back filling and leveling shall be completed in a manner so that finish grading and landscaping can be undertaken by the OWNERS. All large material, rocks, stumps and debris shall be removed from the back fill area to insure that the site is ready for finish grading and landscaping by the OWNERS.

Landscaping - The HOUSING AUTHORITY shall provide the OWNERS with the lawn seed necessary to cover the actual area of exposed earth caused by the on-site placement of the wood frame structure. All seeding, landscaping and finish grading for landscaping shall be the responsibility of the OWNERS.

Access - The HOUSING AUTHORITY shall provide a useable gravel access to the location of the structure on the real property of the OWNERS. The gravel shall be layered in two courses; a base course and leveling course. The base course, 4 in. minus, shall be approximately 6 in. thick and shall be covered by a leveling course of crushed rock, 3/4 in. minus, approximately 2 in. to 3 in. thick. The access road shall be graded in accordance with normal grading procedures for gravel driveways.

Roof - The HOUSING AUTHORITY shall provide for the removal of the two layers of existing asphalt shingles and installation of Suburban Thatch Shingles. Color to be chosen by the OWNERS. The roofing of the house shall include all necessary repairs of the flashings, fascia and gutter with downspouts.

Windows & Doors - All windows and doors shall be inspected after the house is lowered to the foundation to insure that opening and closure function properly. All windows & doors shall be adjusted, repaired or replaced as the circumstances may require to insure proper function order and whether tight condition.