

Date:

AUCTION 1

Buyer Name:

Buyer Address:

Re: Acknowledgment of Code Violations and Release of Liability — 2128 9th St. SW, Canton OH 44706-5115, Parcel No. 203119

Dear BUYER,

This letter confirms your purchase of the property located — 2128 9th St. SW, Canton OH 44706-5115 ("the Property"), at auction conducted by KIKO Auctioneers & Real Estate ("KIKO") from August 9, 2026 through August 14, 2026.

You acknowledge that the Property is currently subject to one or more Code violations issued by the City of Canton, specifically:

- Furnace report from HVAC Contractor
- International Property Maintenance Code ("IPMC") 109.1.4 Unlawful Structures-Unsafe Structures and Equipment
- IPMC 304.13-Window, skylight, and door frames
- IPMC 304.2-Protective treatment-Exterior Structure, siding-repair replace
- IPMC 304.2-Protective treatment-Exterior Structure-scrape/paint where needed
- IPMC 304.5-Foundation walls
- IPMC 304.7-Roofs and drainage-repair/replace roof water damage
- IPMC 304.7-Roofs and drainage-repair/replace gutters/downspouts where needed
- IPMC 305.2-Structural members-Interior Structure
- IPMC 305.3 Interior surfaces-Interior Structure-scrape/paint interior where needed
- IPMC 305.3-Interior surfaces-Interior Structure-scrape/paint/weatherproof basement walls after repair of bowed wall
- IPMC 305.3-Interior surfaces-Interior 2nd bathroom is unusable
- IPMC 305.3-Interior surfaces-Interior Structure-attic has previous fire damage
- IPMC 403.2-Ventilation-Bathrooms and toilet rooms
- IPMC 501.2-Plumbing Facilities and Fixture Requirements-General-Responsibility
- IPMC 504.1-Plumbing Systems and Fixtures-General-2nd Bathroom is closed off
- IPMC 504.1-Plumbing Systems and Fixtures-General-Replace tub-tub has been painted and is cracked/leaking
- IPMC 505.4-Water heater shall be repaired/replaced
- IPMC 604.3-Electrical systems hazards-Defects need to be corrected to eliminate the hazard
- IPMC 701.2-Fire Safety Responsibility-Provide and maintain fire safety system in compliance with requirements
- IPMC 701.2-Fire Safety Responsibility-Install smoke alarms in dwelling unit(s)
- IPMC 705.1-Carbon Monoxide Alarms and Detection.

A copy of the Notice of Violation letter dated July 8, 2026, is attached hereto.

EXHIBIT G

By signing below, you acknowledge and agree to the following:

1. "As-Is" Acceptance. You are purchasing the Property in its "as-is, where-is" condition, with full knowledge of the existing City of Canton Code violation(s) described above, whether or not each individual violation was specifically disclosed in writing prior to auction.
2. Sole Responsibility. You accept full and sole responsibility for curing, resolving, and bringing the Property into compliance with all applicable City of Canton codes and ordinances, including payment of any associated fines, fees, or penalties, at your own cost and expense.
3. Release of KIKO. You release, discharge, and hold harmless KIKO Auctioneers & Real Estate, its officers, employees, and agents, from any and all claims, liabilities, damages, costs, or expenses arising out of or related to the Code violation(s) referenced above, including any failure to disclose, or any consequences resulting from the existing condition of the Property.
4. No Warranty by KIKO. You acknowledge that KIKO acted solely as auctioneer in this transaction and made no representations or warranties regarding the condition of the Property or its compliance with municipal code requirements.

Your signature below confirms your acknowledgment of and agreement to the above terms.

Sincerely,

GABE COZY

KIKO Auctioneers & Real Estate

Acknowledged and Agreed:

Buyer Name:

Date: _____