

515 Mallory Ave, Windsor 95492

The following terms and conditions are hereby incorporated in and made a part of the Real Estate Transfer Disclosure Statement.

Repairs and improvements made since home purchased: January 2009.

General

1. Fire extinguishers were in home when I bought it. I have never had them serviced.
2. Cabinet over refrigerator has been cut on bottom so refrigerator will fit. Cabinet can't be used.
3. Double garage door bent by previous owners
4. Seller never used fireplace. Because previous owner used fireplace buyer should hire a chimney sweep. Gas line works.
5. Not all of back yard is on drip system
6. Seller will take all potted plants except bamboo and the 3 hydrangeas in the large pots
7. Mold due to wrong caulk used in master bath. Caulk replaced.

Water Leaks - History

1. Broken pipe in front yard and under the house-fixed
2. Water came into kitchen window. Minor damage to drywall fixed and kitchen floor replaced.
3. Leak under kitchen sink near garbage disposal. Disposal replaced and installation fixed leak.
4. Leak under master bath sink. The leak was after demolition of counter tops and sinks. Leak fixed and new sink and faucet installed.
5. Leak from ice maker. Damage to subfloor fixed and kitchen floor replaced

2009

1. Paint exterior and replace siding and trim as needed
2. Paint interior and replace baseboards
3. Replace all light fixtures
4. Replace some electrical switches
5. Seal downstairs floors to eliminate pet odor
6. Replace kitchen, bathroom, and laundry room floors
7. New carpet
8. New kitchen sink, faucet, and garbage disposal
9. New stove, microwave and dishwasher
10. Install oak cabinet base in bathrooms
11. New toilet in downstairs
12. Remove popcorn ceiling and texture ceiling where needed
13. New patio doors and trim
14. Replace part of kitchen sub due to water damage
15. Replace kitchen floor due to water damage
16. New front door handle and lock

2012

1. Paint exterior
2. Grout and caulk guest shower
3. Replace interior door handles
4. New side gate

2014

- 1. Replace master bath light fixture

2016

- 1. New garage door opener-double door only

2017

- 1. Paint exterior
- 2. Install tubular skylight
- 3. New toilet in guest bath
- 4. Repair broken pipe in front yard and under house
- 5. Replace garbage disposal

2020

- 1. Change some front yard landscaping and install new sprinkler system and drip system

2021

- 1. Touch up exterior paint and replace patch of siding per termite report
- 2. Replace kitchen and bathroom floors
- 3. New fence on East side of backyard
- 4. Build vegetable planter boxes
- 5. Install drip system in planter boxes
- 6. New small fence next to rose garden
- 7. Replace kitchen counters, sink, faucet and garbage disposal
- 8. New kitchen floor and baseboards
- 9. New oak cabinet base
- 10. New master bath counter, faucets sink and mirrors
- 11. New shower handles and shower head in master bath
- 12. New master bath floor and baseboard
- 13. Paint master bath cabinet and change hinges
- 14. Grout and caulk master bath shower
- 15. Termite treatment in kitchen by Clark Pest Control
- 16. Tape garage ceiling as per termite report.

Seller _____ Date _____ Seller _____ Date _____

Buyer _____ Date _____ Buyer _____ Date _____