

**1. Roofing • Sloped roofing**

Condition: Clay/concrete/fiber cement • Missing, loose or broken pieces

Location: Various Exterior Roof

Loose/shifted, cracked tile(s) were noted at various areas of the roof. Recommend replacement of cracked tiles.

Recommend securing loose, shifted tiles. A qualified roof specialist is recommended to further evaluate and estimate cost for repairs.

**Action: Repair**

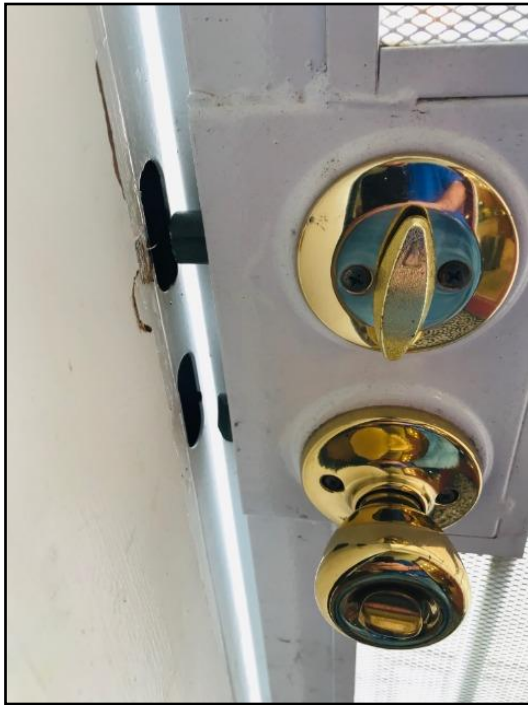
**2. Exterior • Doors**

Condition: Doors and frames • Loose or poor fit

Location: Exterior Family Room

Door is out of square and not fully operable. Recommend repairs for ease of operation.

**Action: Repair**



### 3. Exterior • Landscaping

Condition: General • Missing drain screens or covers

Location: Left Side Exterior



### 4. Exterior • Landscaping

Condition: Retaining wall • Mortar - deteriorated, missing

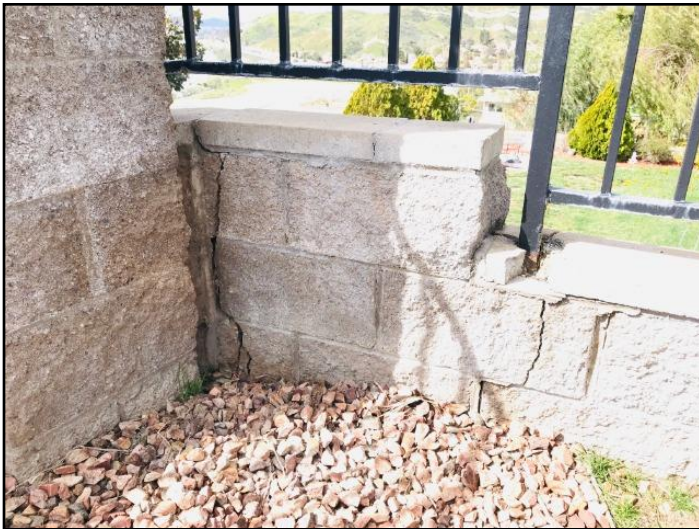
Location: Various Exterior

Evidence of cracks, deteriorated, missing mortar was noted to block wall. This may cause wall to weaken over time. Recommend repairs. A qualified specialist may be recommended to further evaluate.

Seller to Repair, Replace, or Credit Buyer.

**Action: Repair**





**5. Exterior • Landscaping**

Condition: Fence • Loose fence

Location: Various Exterior

Loose fence noted. Recommend repairs.

**Action: Repair**



**6. Electrical • Distribution system**

Condition: Outlets (receptacles) • Damage

Location: Second Floor Bedroom

Damaged outlet(s) noted. Recommend replacement.

**Action: Replace****7. Cooling & Heat Pump • Air conditioning**

Condition: Ducts, registers and grilles • Missing air filter

Location: Second Floor Hallway

Seller to provide Air Filter prior to close of Escrow.

**Action: Replace****8. Plumbing • Fixtures and faucets**

Condition: Faucet • Drip, leak

Location: Second Floor Master Bathroom, Hallway Bathroom

Leaks noted at shower knob(s). Recommend repairs by a qualified plumbing specialist.

Seller to repair prior close of Escrow.

**Action: Repair****9. Plumbing • Fixtures and faucets**

Condition: Basin, sink and laundry tub • Surface defects

Location: Second Floor Master Bathroom

Cracks noted to sink. Recommend repairs and/or replacement to prevent water leaks.

**Action: Replace**





**10. Plumbing • Pool / Spa / Hot Tub**

Condition: General

Location: Exterior Pool

Damaged pool skimmer cover.

**Action: Replace**



**11. Interior • Doors**

Condition: Hardware • Broken

Location: Family Room

Damaged door locking mechanism noted.

**Action: Repair**

**12. Interior • Garage**

Condition: Door between garage and living space • Does not close door fully

Location: Garage Hallway

Inoperative self-closer noted to door. Recommend repairs so that door always auto-closes to prevent fumes and/or carbon monoxide from entering the home.

**Action: Repair**

