



BRE #00931272

ADDENDUM TO RRRR#1 DATED 4/11/19

The following terms and conditions are hereby incorporated in and made part of the RRRR#1 dated 4/11/19 on property known as 28068 Braidwood Drive, Rancho Palos Verdes, CA 90275 in which Ikhlaq Bhat, Naira Yaqoob is referred to as ("Buyers") and Jean Kurasaki is referred to as ("Seller").

Heating/AC

- 1. The heat vents in the living room and kitchen did not blow out any hot air when turned on. Repair needed. – **Will be repaired by licensed contractor.**
- 5. Heating unit in garage needs to be 18" off the slab-Code violation Page 27: Item 2. – **No code violation. Burner on heating unit is more than 40" off the slab.**
- 6a. Transite pipe be replaced with a modern double-walled type. Fire Hazard Page 27 Item: 3 - **Will be repaired by licensed contractor.**

Water Heater COMPLETED - SEE RANDY'S PLUMBING INVOICE DTD 4/17/19

- 6b. Transite pipe be replaced with a modern double-walled type. Fire Hazard Page 29 Item: 3 - **Will be repaired by licensed contractor.**
- 7. Significant corrosion of water supply pipe to water heater. Replace (pg 30 item 8) - **Will be repaired by licensed contractor.**
- 8. Water heater burner in the garage has to be 18 inches above the floor (safety hazard) Pg 29 item 1 – **No code violation. Water heater burner is more than 25" above the floor.**

Outside COMPLETED - SEE RANDY'S PLUMBING INVOICE DTD 4/17/19

- 15. Adjust the water pressure on Main water shut off/pressure. Pg 60 item 11 - **Seller will have licensed plumber replace regulator.**

Roof

- 9. Cracked tiles on the roof need to be replaced Pg 39 item1 - **Seller will have addressed by Charles Johnson Roofing Co.**

Bathroom Leaks COMPLETED - SEE RANDY'S PLUMBING INVOICE DTD 4/17/19

- 3. Visible leaking of Hallway bathroom tub and master bedroom sink to be repaired by a licensed plumber. There was water dripping from garage ceiling. Also recommend the ceiling repaired at that point in the garage after leak repair. Page 17 item 7. – **Seller will have addressed by licensed plumber**

I/we acknowledge receipt of a copy of this document.

Date: _____

Date: 4/11/19

Buyer _____

Seller Jean Kurasaki

Buyer _____