



ADDENDUM No. SPQ
(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR Residential Lease or Month-to-Month Rental Agreement, Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), Other **Seller Property Questionnaire**, dated April 9, 2024, on property known as 2740 Preston Dr

Runnings Springs, CA 92382 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and Susan Wilcox is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

REPAIRS/APPLIANCE REPLACEMENTS

2740 Preston Dr

Running Springs 92382

2016 Replaced trim on both walls of the side deck pulled out and replaced due to water damage. Wood underneath was fine, no sign of dry rot.

2018 Water heater replaced with new one (First American Home Warranty).

2019 Repairs to flashing under northeast bedroom window made (had been leaking through bad flashing); siding on northwest side of house replaced; entire house, decks and trim painted.

2021 Fireplace – chimney cleaned and replaced wall and floor refractory panels of firebox. Only used once since then.

2021 Furnace replaced (First American Home Warranty)

2023 Roof inspected and repaired where needed; 5 year warranty on repairs.

2023 Fascia, trim and decks repainted wherever needed.

2023 Heating - return intake duct came off; reattached to vent.

Additional Items -

SPQ 6J - The plumbing fixtures are not low-flow.

11D - Cleaning up after former cats.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.


Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord  _____ Date 4/11/2024

Seller/Landlord _____ Date _____

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