

53 Spanish Lace - Additional Property Information

Listing agent is a trustee of the Trust that owns the property.

The property had been a rental until the tenant vacated the property in June 2019. The trustees have never lived in the property.

All carpet areas, except the areas on 3rd floor, were replaced on 7/1/19.

All stair railings, fireplace mantel, door jambs, walls and baseboards, except those in first floor bathroom, laundry room, and closets, were painted during the last week of June 2019. The following doors were painted at the same time: 1) front door; 2) door from laundry room to garage; 3) door to second floor bedroom; 4) door to third floor master bedroom.

The property had been staged. All furniture and furnishings are not included in the sale and will be removed prior to escrow closing. Nail holes for hanging decorative art pieces will not be patched. A can of wall paint can be found on the garage shelf.

The refrigerator warranty, valid until March 2023, can be transferred to the new owner, if requested, after close of escrow free of charge.

The water heater has a 2 Years labor, 6 Years parts warranty. There is no need to transfer warranty. Just call the vendor for repairs, if needed, within the warranty period.

The micro cracks in garage floor pre-existed prior to the current owner purchasing the property in 2015. The cracks were amended by builder prior to the closing in 2015 and no new cracks have surfaced since.

The A/C compressor is not directly behind the unit. Rather, it is located next to the west wall of the building complex.

The following issues, if submitted in the 'Request for Repairs', will not be addressed and no price concession will be considered:

1. The current owner has no knowledge regarding the speakers in living room which were installed by the former owner.
2. The window shades were installed by the former owner. The operation of some of the shades can be considered challenging by some even though the shades can be operated to go up or down.
3. The window seal of a window in master bathroom, in between the tub and shower, appears to not function properly. It is considered minor and will not be repaired.
4. One of the recessed ceiling lights, which is above kitchen island, does not function. The bulb installed in the light is functional so the cause of the malfunction is unknown.