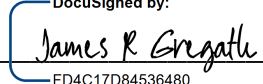
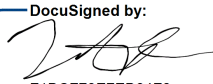


2820 Camino Capistrano 19D, San Clemente Ca 92672

Additional Items to add to the SPQ 5/12/2022

- 1.) Buyer Question:** The Buyer asked about the 3 cut out squares in the Garage ceiling next to the garage door that enters the house. **Seller Answer:** That work was done before I bought the Condo. NO ONE has done repairs to those squares since we moved in.
- 2.) Buyer Question:** What are the 3 Valves in the Garage. **Seller Answer:** Each valve is labeled and are Water Shut Off Valves for Units A&B, C, & D.
- 3.)** Garage Electricity is paid by the HOA. There is a light switch by the garage door to the house and it was added several years ago.
- 4.)** The white cord that is stapled to the ceiling of the garage is the Landline Phone for UNIT A.
- 5.)** The Dryer Duct in the garage has been dismantled and would need to be repaired. It should vent out to the end of the Building that is under Unit A Stairs.
- 6.)** Behind the dryer, the drywall had to be cut out to install an access valve for the washer to drain.
- 7.)** Under the kitchen sink: The water valve to the fridge was added. Appx. 2 years ago a new garbage disposal was added. When we moved in, the shelving under the kitchen sink was looked bad, so I replaced the shelf.
- 8.)** Fluorescent lighting tubes that were in the kitchen were removed and recessed lighting was installed several years ago.
- 9.)** Ceiling Fans were added into the home several years ago.
- 10.)** Appx. 3 years ago the Toilet, Sink and Faucets were replaced in the Master Bathroom & Hall Bathroom.

James Gregath DocuSigned by:  Date 5/12/2022
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Tiffany Gregath DocuSigned by:  Date 5/12/2022
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