



TEXT OVERFLOW ADDENDUM No. 1 (C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 27813 Lower Crest Road, Skyforest, CA 92385 ("Property"), in which is referred to as ("Buyer") and Peter Coppack, Ruth Coppack is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

1) 7. Repairs and Alterations – Explanation:

7. A: REPAIRS AND ALTERATIONS

New rear and side fencing; new concrete patio; new covered dog run with doggy door; replaced balcony railings; new garage door; new water heater; new well water booster pump; new furnace parts; upgraded electrical panel; new exterior light fixtures; new rain gutter; new kitchen sink and all kitchen appliances; new interior light fixtures and ceiling fans; new rear door; new flooring and tiles in all bathrooms; new fixtures, sinks, toilets, shelving, and cabinets in all bathrooms; replaced screens on all windows.

7. A: REPAIRS AND ALTERATIONS - SERVICE PROVIDERS

The vast majority of all household repairs, improvements, and fixture installations were completed by the owners, but technical work (plumbing, heating, electrical, etc) was conducted by professional companies. The upgrades were part of an ongoing improvement project over the past 18 months.

7. A: REPAIRS AND ALTERATIONS - RECURRING PROBLEMS

Some work was initiated due to breakage, but most replacements were part of our refurbishment plan.

7. D: PAINT

Interior painting in most rooms, exterior trim and stucco painted. Fresh deck and post stain.

2) 8. Structural, Systems, and Appliances – Explanation:

8. A: PROPERTY ITEM DEFECTS

8. A: HEATING

Low output and noisy heater was repaired with new electric board, motor, booster fan, and exterior ducting. Further enhanced by new thermostat and duct cleaning.

8. A: HEATING - MAINTENANCE, REPAIR

See prior explanation (continued on overflow page 2)

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer Date Buyer Date Seller Peter Coppack Date 3/5/2024 Seller Ruth Coppack Date 3/5/2024

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TEXT OVERFLOW ADDENDUM No. 2  
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This addendum is given in connection with the property known as 27813 Lower Crest Road, Skyforest, CA 92385

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and Peter Coppack, Ruth Coppack is referred to as (“Seller”).

**[SPQ] Seller Property Questionnaire**

**2) 8. Structural, Systems, and Appliances – Explanation (continued):**

**8. B: LEASED SYSTEMS**

Propane tank is owned by Amerigas, but there are no lease payments.

**8. C: ALTERNATIVE SEPTIC SYSTEM**

Property is on a septic system. The system was checked and certified in January 2022.

**3) 11. Pets, Animals, and Pests – Explanation:**

**11. A: PETS**

Dogs

**11. B: LIVESTOCK, WILDLIFE**

Mice in the garage when we first moved in, but since mitigated.

**11. D: PESTS**

Professional pest control set pest traps, and filled holes in wall with foam and mesh.

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Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller Peter Coppack Date 3/5/2024

Seller Ruth Coppack Date 3/5/2024

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