

Seller's response to Inspection Report

1. Roof Tiles
All broken roof tiles have been replaced/repared by roofers from the solar companies (Renova for large panels and Celestial Solar for passive pool solar)
2. All trees and shrubs have been cut back away from the house structure
3. Ground slope at foundation has been leveled all around house
4. Wall cap at garbage area repaired
5. BBQ igniter fixed by adding new battery
6. Front fountain pump conduit and shock cover installed
7. Holes in garage ceiling patched
8. Bathroom sink tightened where loose
9. GFIs installed in all bathroom and kitchen counters
10. Sliding glass doors have cleaned tracks and lubricant to ease glide
11. Screw missing on electrical panel replaced
12. All electrical outlet plates replaced or fixed

*We were told about holes in plenum by furnace when we purchased the home and the previous sellers repaired as condition of sale. When we had the new furnaces installed in January of 2022, we asked Palm Desert AC installers and they said it was all fine as is.

*An air-gap is behind the dishwasher and not visible

*When we had Melo pools remodel pool in August of 2021, we asked about the 2 cracked coping pieces and were told they were solid and did not need replacing.

45330 Cielito Improvements since April of 2021

Solar System and New Electrical Service (Renova – August '21)	53,000
New Sprinkler Controllers (August '21)	800
Renovated Pool (new Pebble Tec, new tile surround, new pump, new heater, new saline system) (Melo Pools - September '21)	25,000
Passive Solar Pool Heater (Celestial Solar - September '21)	5,000
2 new AC, 2 New Furnace, and a Garage AC split (Palm Desert AC January '21)	20,000
Silestone Counter Tops, Sinks, Disposals (Sullivan Stone - July '21)	12,500

New Front Fountain Pump (Columbia Water Gardens – February ‘22)	1,200
Invisible Fence System (April ‘21)	1,700
New Refrigerator (Best Buy - April ‘22)	12,000
Bedroom/bathroom Floors Tiled (Lowe’s - August ‘22)	4,700
Master Bath Exhaust Fan (Progresso Electric - January ‘22)	500
Total	\$138,900