

BSV #75 – Repairs/Replacements/Improvements – Chronology, Part I, Mom/Jane’s Records

The following chronology is based on information and belief based on cursory review of miscellaneous available records kept by Mom/Jane:

1997

Skyline manufactured home/Model 6004C and lot purchased from original owners, who provided miscellaneous records including, for example: Skyline dealer price quote for Glen Haven Model No. 6004C, undated; Plot Plan “Lot#75” dated 2/23/90; SAE Builders quote for awning dated 10-22-90; Glen Haven standard features list and floor plan
Chaffin Air/Heating preventive maintenance agreement (now outdated, but Chaffin Air is still available for service/repair of HVAC, cooler and furnace cooler).

2005

Architectural application to repaint house, Dunn Edwards paint (chips DEC 763 “oatmeal cookie” and 694 taupe color)

GE Dishwasher, new, Sears installed (later replaced in 2021, see below).

2006 - 2017

Chaffin Air invoices and work authorizations, various (chronological note: Coleman condenser (air conditioning) installed by Chaffin Air, date not available/possibly in 2007?)

2008

SoCal Edison evaluated/serviced Coleman HVAC (noted vents covered by desk)

2009

Microwave, new, Daewoo purchased at Costco

2010

Maytag refrigerator, new, installed vendor/installer unknown

2011

Foundation/crawlspace, West Coast Construction completed installation of top locks, releveled and installed coach clamps to secure marriage line

Orbit automatic Lawn Genie purchased at Ace Hardware, installed on front patio fence for front garden (later replaced in or about 2021)

First Alert 10-year smoke alarm, vendor unknown (later replaced in or about 2021)

2013

Water heater, Rheem (gas), new, Cartier Construction (Perris, CA) removed and replaced 30-gal water heater

Washer and dryer (gas), new, Maytag Centennial set, probably purchased from and installed by Home Depot

Phoenix cooler new, reportedly installed by Chaffin Air

2014

Shutters, new, purchased from and installed by The Shutter Guys (Palm Desert)

Toilets, new white with high seats, Cartier Construction removed and replaced previous toilets, removed and replaced toilet flanges, did related flooring work

2015

Kitchen countertops, new/replacement, synthetic material purchased at Lowe’s for installation by contractor Gary Stevens aka The Handy Scotsman

Cooktop with gas burners and built-in oven, new Whirlpool appliances purchased at Lowe’s for installation by same contractor

Range hood, Broan, may have been purchased at Lowe’s for installation by same contractor?

Vinyl planks flooring, new, purchased at Lumber Liquidators for installation by same contractor (later removed/reinstalled in 2016 by family member) - dining room, kitchen, hallway, both

bathrooms

Malibu outdoor lights, purchased at Home Depot, may have been in 2015, installer unknown (note: apparently nonoperational for years)

Bissell Proheat Essential vacuum, new, purchased at Target

Fire extinguishers, new, probably purchased at Home Depot in 2016 or possibly 2017?

Miscellaneous – years indefinite:

Sinks, countertops and faucets, both bathrooms, replaced/installed, may have been done by neighbor in or about 2013 – 2015

Exterior laundry room partially glass door, new, purchased/installed in or about 2013-2015, installer unknown

Interior painting, laundry room, den and kitchen, may have been done by neighbor or neighbor's acquaintance in or about 2013-2015 (Vista paint, possibly "glazed sugar color"?)

Sliding screen door, dining room, replaced, may have been in or about 2014

Grab bars installed in both bathrooms by contractor Bruce (last name not readily available), in or about 2016 - 2017

BSV #75 – Repairs/Replacements/Improvements – Chronology, Part II, Robin's Files

The following chronology is based in some respects on actual knowledge (to best of present recollection), or on information and belief from review of available files and records:

2016

Vinyl plank flooring, new, purchased at Lumber Liquidators, installed by family member to improve on prior work by contractor; products - Tranquility 5mm Poole Harbor Oak Click Resilient

SKU: 10037200 and Tranquility LVT underlayment

2017

Carpet shampooer, new, may have been purchased by family member in 2017

2018

Chaffin Air invoice #22426 dated 4/3/2018

Chaffin Air paid receipt dated 11/26/2018

2019

Chaffin Air invoice #24132 dated 6/5/2019

Chaffin Air invoice #24767 dated 12/4/2019

Irrigation spigots and PVC pipe purchased/installed by gardener (for use on oleanders)

Sliding door handle, new/white/replacement purchased at Home Depot and installed by family member ; purchased Sherwin Williams paint for miscellaneous use, "hush white" color (SW6042)

2020

Chaffin Air invoice #25241 dated 5/26/2020

2021

Chaffin Air invoice #26400 dated 05/19/2021

Evaporative (aka "swamp") cooler was drained purposely in 2021); can be refilled/reexamined for use when weather and occupancy warrant doing so – contact Patrick Chaffin, owner of Chaffin Air at (760) 328-3400

Bosch built-in dishwasher, new/replacement, purchased at and installed by Lowe's

Landlord-Tenant Checklist dated 12/23/21 for first seasonal rental
First Alert smoke alarm replaced, installed by renter in or about 2021
Carbon monoxide detector replaced, attached to hallway wall by renter in or about 2021

2022

Sears payment receipt for 1/28/2022 service/repair of Maytag washer (renter reported not draining or spinning properly), not under warranty
Orbit timer, new/replacement purchased and installed by gardener (on patio fence for front garden); renter had observed power outage in automatic watering system due to temporary power interruption in or about March 2022
Chaffin Air invoice dated 4/29/2022
Exterior valve stem leakage, neighbor repaired/replaced stem and red/blue levers for interior/ exterior water supply control (again replaced in 2023 by plumbing contractor after exterior water leaks in rear garden/patio area)
Hallway and laundry room door frame painted, prep/painting done by family member; note: laundry room exterior door occasionally sticks/brushes along flooring, requires manual adjustment
Block wall, front garden, handyman repaired damage, cause unknown but apparently due to unidentified vehicle backing into wall

2023

Preliminary title report dated as of 11/29/2023 by Orange Coast Title Company of Southern California – Inland Empire Division

Chaffin Air invoice #19248 dated 12/4/2023

Residential hazards disclosure report by MyNHD, Inc. dated 12/6/23

Front door painted, prep/painting done by family member; Behr paint purchased at Ace Hardware, Palm Desert (may be “autumn harvest” color)

Bathroom ceiling fan, hall bath, new/replacement Re-Vent brand model RVL80 purchased from Home Depot, installed by family member

Dishwasher, evaluated by Sears tech due to renter’s saying that it would not start (paid diagnostic trip fee, but no repair needed, tech recommended renter review online user guide!)

Flapper chain, master bathroom toilet, replaced by renter at no cost to owner

Cracked plastic wall switch cover, master bedroom, replaced by renter at no cost to owner

Exterior light fixtures not lit due to apparent corrosion inside rear door fixture, self-cured and lights relit when family member tightened bulb; not examined by electrician, apparently these fixtures are all on same circuit

Exterior water leaks in rear garden area remedied by Absolute Airflow plumber (hired by onsite supervising neighbor as urgent matter to stop leaking); invoice 163917563 dated 11/24/2023 was fully paid ; Absolute Airflow estimate 163961742 dated 11/24/2023 was not paid or pursued Absolute Airflow estimate 163999119 dated 11/27/2023 and Absolute Airflow estimate 163998742 dated 11/27/2023 (note: nothing more was paid and known contractor Palm Springs Leak Detection, Inc. was hired instead for additional exterior plumbing work and exterior water line separation project)

Digalert tickets A233311010-00A dated 11/29/2023, -01A dated 12/02/2023, 0-2A dated 12/04/23 and -03A dated 12/04/23

Exterior plumbing replacement and line separation project done by Palm Springs Leak Detection, Inc. per estimate #1664 dated 12/14/2023 (note: exterior water lines for #75 Barbara

Stanwyck Road and for #73 Bing Crosby Road reportedly are now controlled separately).

Modern Home Inspection report prepared on or about 12/13/2023; Note about subsequent events: Exterior water system evaluation and repair work and line separation work were done, completed in December 2023; citrus tree in rear garden was trimmed that month also; smoke detectors for bedrooms were purchased in or about January 2024, not yet installed; roof replacement proposals were obtained in February 2024; second preventive maintenance appointment with Chaffin Air has not been scheduled yet.

Contractor Albert Vasquez of Perfect Home Solutions reportedly quoted (verbally, to neighbor/real estate agent) \$9,500 for roof replacement/repair; although he went onsite for informal assessment, he did not provide estimates for any other work (such as, for example, front patio awning, cooler and HVAC, crawlspace/foundation area, water heater and electrical panel) 2024

Orbit controller/timer purchased at Home Depot by gardener and installed by her in shed (water for oleanders)

Stopper/lever, hallway bathroom sink, replaced by renter at no cost to owner

Desert Home Solutions, Inc. roofing replacement proposal dated 2/4/24

Dew Roofing roofing replacement proposal dated 2/15/24

Smoke alarms for both bedrooms, purchased at Home Depot, left onsite in January in anticipation of renters' arrival, have yet to be installed

Office of the Treasurer-Tax Collector, Riverside County, Tax Year 2023 Account Summary (first installment paid 12/9/2023, second installment paid 4/20/2024

Other – chronology indefinite

Garbage disposal, new/replacement, probably purchased at Home Depot, was installed by handyman, name unavailable (in past 5 or 6 years, pre-COVID era)

Kitchen drawers and living room cabinet doors adjusted/rebalanced by handyman (in past 5 or 6 years, pre-COVID era)

Door knobs, exterior/new/replacement, purchased at Home Depot, installed in front and rear/laundry room doors and rekeyed by handyman (in past 5 or 6 years, pre-COVID era)

Miscellaneous – Comments

Documents in bold are available from listing broker.

Copies of invoices and estimates from Chaffin Air, Absolute Airflow and Palm Springs Leak Detection, Inc. available for review also, if desired.

Chaffin Air preventive maintenance service typically done twice a year, fall and spring; also includes service on cooler as/when needed.

SoCal Gas by appointment at no charge does annual checks on Coleman furnace/filter and gas cooktop burners, typically light pilots in fall and extinguish in spring.

Monthly gardening/landscape service has been by Alicia Medina for several years post-COVID. HOA arranges for and bills owner for annual palm tree trimming of six trees onsite.

BSV #75 was owner's seasonal residence until spring 2017 and unoccupied thereafter, except by family visitors from time to time.

BSV #75 was part-time (seasonal) rental in 2021-2022, 2022-2023, and 2024.

Amended and Restated CC&Rs and Bylaws were voted on in 2023.

American Modern has written insurance coverage on BSV #75 for years, policy renewal date confirmed as 5/29/24.

Disclosure Documents - Other

Additional documents available from Seller on request include:

Dimensional diagram of lot 61 (aka #75 Barbara Stanwyck Road), undated (apparently shows survey measurements of it and lots nearby, does not identify who prepared it)

As Built Water Lines map, undated, photocopy (larger map in Blue Skies Village office per onsite manager Julie Sontgerath (760) 328-2600 and Dean Wendland, offsite manager at HOA Organizers, Inc. (818) 963-5377, ext. 582 has additional information.

HOA Organizers account statement as of December 18, 2023 (monthly association fee was increased from \$300.00 to \$320.00 as of January 2024).

Water heater, use and care manual

Washer and dryer, user manuals

ReVent ventilation fan installation guide

Assembly/installation instructions, Malibu exterior lights (side garden)