

Add On Page for TDS, SPQ, SOLAR (9/9/2024)
13176 Russet Leaf Lane, San Diego, CA 92129

Property built in 1987 per tax record. Homeowner has resided, owned the property since 2002.

TDS C2, SPQ 15D:

- Shared fences with neighbors.

TDS C4:

- As part of the primary bedroom remodel, Juliette balcony built by licensed contractor, no permits obtained (2016).

SPQ 5, 11B&D:

- Top Line Roofing performed a roof inspection (8/21/2024) and tune up (8/29/2024).
- Plateau Pest Solutions completed a termite inspection & report issued (8/21/2024). Plateau completed the wood work per the report (9/12/2024). Fumigation remains for Section 1 termite clearance.

SPQ 6H, 8A, 10A, 11A&C, 13E:

Insurance claim in 2022:

- Water leak in the kitchen wall, resulting in damage to kitchen cabinets and dining room floor. Full kitchen remodel and all new hardwood flooring through the dining room and living room.

Issues that have been repaired over the years (not insurance claims):

- Slab leak at garage entry door. Repiped into walls and ceiling (2002).
- Minor roof leak into garage (repaired 10+ years ago).
- Leak in upstairs secondary bathroom tub drain repaired (August 2024).
- Spa related: pump replaced (December 2023), cover replaced (October 2023), cover lifter replaced (September 2024), o-rings in fittings replaced (as needed through the years).
- Fountain pump replaced (May 2022)

Other:

- The dryer is 30 years old. It has been repaired a few times, and works perfectly. However the drum does not automatically stop tumbling when the door is opened mid-cycle.
- Installed a cat door through the downstairs coat closet door, through the wall into the garage, leading into an enclosed cage where we kept the litter box for the cats.
- Two cats lived here from 2005 through 2021 and 2023. A dog lived here from 2022 to 2023.
- Carpet stains due to a pet noted at secondary bedroom (the one without the mirrored wardrobe doors).

SPQ 7A-D:

Improvements from the current homeowner:

- The staircase railing was custom built replacing half wall with the original (2003).
- Second bathroom upstairs, renovated to replace single sink vanity with double (2003). Mirror and medicine cabinet replaced recently (2024).
- Downstairs powder room renovated to add stone vessel sink (2004). Paint touched up and new baseboard installed behind the sink (2024).
- Downstairs flooring: Solid cherry hardwood in living/dining (2022), ceramic tile in kitchen/family room and powder room (2004).
- Pull-down ladder to access rafter storage above garage 3rd bay (approx 2005).
- Front yard renovation, hardscaping and landscaping, including new steps and curved sitting wall with pillar and custom address plate (2006).
- Overhead storage racks in garage (approx 2010).
- Garage refrigerator (conveys), added (approx 2010).
- Backyard renovation, hardscaping and landscaping (2012), including installation of gas fire pit, sitting wall, custom colored concrete patio, steps to raised area for play structure, new sprinkler system, fountain, accent lighting on palms and fountain, and new spa.
- Upstairs flooring, laminate wood in hall, master, and office/4th br (2016), carpet in other 2 bedrooms is only a few years old (about 4 years in one, 2 years in the other), carpet on stairs is 2 years old.
- Kitchen: full renovation (twice). Most recently completed in 2022. Quartz countertops. Cabinet refacing includes solid cherry doors. All cabinets and drawers are soft close with full extension drawers, custom pull out shelves,

pull out trash, and corner lazy susan. All SS appliances are new (2022) except dishwasher, a few years older. Original remodel (in 2003) included change in shape of island from original (to improve traffic flow), as well as addition of the pantry cabinets on the far wall which did not exist originally. Fluorescent lighting replaced with recessed canned lighting, pendant lights added above island (2022).

- All windows replaced/upgraded in 2012, including plantation shutters, upgraded living room windows to slide open, replacing fixed windows on original.
- Fence and gates replaced 2013 using PostMaster galvanized steel posts.
- Upstairs hall linen cabinets replaced with full height cabinet with slide out shelves (approx 2014).
- 3rd bay garage door replaced (2014).
- Solar (owned) installed in 2015: 23 panels @ 305 W = 7.015 kW. Last year's true-up was +\$167.
- Recessed canned lighting installed in family room, fan relocated to center of room (2016).
- Primary suite remodel (2016). Full remodel including addition of french doors, juliette balcony, new window and custom shutters, and walk-in closet, plus relocated and re-shaped second closet to maximize space. Custom closet interiors. Recessed canned lighting, dimmer switches on bedroom and bathroom lights. Remodeled walk-in shower with custom tile, and pocket doors on either side of bathroom. Custom bathroom cabinets including center vanity storage tower with upper and lower flat faced pull out shelving (Rev-a-Shelf). Added recirculating pump for hot water.
- During the master suite remodel, we also replaced all interior doors throughout the house (bedroom and closet doors) with modern raised panel doors. One of the end bedroom doors is a security door, steel with a deadbolt.
- Whole house attic fan installed in 2016: QuietCool 3103 CFM (QC ES-3100).
- Ring doorbell camera, side yard security camera (approx 2019)
- New water heater installed (2019).
- New furnace installed (2021).
- New A/C installed (2021).
- WiFi enabled digital thermostat installed (2021).
- New washing machine (2022).
- Exterior most recently painted approximately 8 years ago. Back wall painted 2022 (after leak repair which included cutting into exterior stucco).
- "Flo" wi-fi enabled leak detectors and water flow meters installed (approx. 2023-24).
- Interior has been repainted multiple times in various phases. Full downstairs through to upstairs hall repainted in 2022. Kitchen in 2022. One end bedroom in 2023, the other one in 2024, 4th br/office in 2016, master suite in 2016. All baseboards in 2024. Staircase in 2024. Front door interior in 2024.
- Exterior stucco repairs and paint match (2024).
- Kitchen and dining room slider doors, and one dining room window replaced (August 2024).
- Custom cherry wood trim around kitchen windows. New blinds (2024).
- Termite wood work (2024).
- Roof tune-up (2024). No issues at the time, preventative measure for the next owner.
- Carpet and tile both professionally cleaned (August 2024).
- New mirrored closet doors in 3rd br (2024).
- Keypad entry to the garage from both the exterior and interior.
- Central alarm system wired from previous owner.

SOLAR 6, SPQ 8B:

- Solar owned and installed in 2015. LG 305 - 23 panels @ 305 W = 7.015 kW.
- Enphase M250 microinverters, 250W, 23 ea.
- Last year's true-up was \$167 credit.
- On-grid only, no battery bank, all components installed on roof except for wi-fi gateway installed on wall in garage.
- Hardware purchased from CED Greentech.
- Installation Company: Adams Electric
- No maintenance agreement.

Seller: _____

Buyer: _____