

Add On Page for TDS, SPQ, SOLAR (2/11/2025)**13671 Quinton Road, San Diego, CA 92129**

Property built in 1981 per the assessor's tax record. Property being sold by Trustee that has resided in the property over the last 39 years. Years noted are approximate and all answers are to the best knowledge of the seller. Buyer to verify and satisfy prior to contingency removal.

TDS C2, SPQ 15D

- Shared fences with neighbors.

SPQ 5, 11A, B, D

- Terminix completed a termite inspection & report issued (2/19/2025).
- Terminix annual pest control contract in place for both termite and pest since 2007.
- 360 Home Inspection. (10/29/2024)
- Household pets (dogs) on and in the property over the years.

SPQ 8A, 10A, 13E, 18A

Issues that have been repaired over the years:

- Per property inspection report 10/29/2024, repaired dented roof cover material. (2024)
- Per property inspection report 10/29/2024, a spot was repaired off the primary bedroom deck. (2024)
- The bonus room over the garage has a single window that was misaligned while opening and closing. Handyman nailed it down, as it was stuck open, as a result the window does not open and close. (2023)
- Hot water slab leak detected near downstairs bedroom (warm flooring) and was identified by a leak detection company. Rerouted downstairs pipes that were in the slab to the walls with copper plumbing. (2021)
- Termite dry rot work completed by Terminix at the exterior. \$18,000 worth of work. (2021)
- Leaked water from a hairline crack in the pipe underneath the sink in primary bathroom. Noticed wet spot in the family room ceiling. (2005)
- There's a cracked tile at the interior entry way.
- The wrought iron fence at the rear yard slope is corroding.
- There have been sprinkler repairs over the years.

SPQ 7A-D & SOLAR

Improvements over the years:

- Interior touch up paint and drywall repair where holes were from hanging pictures. (2024)
- New 40-gallon water heater. (2022)
- Vinyl fences at side yards. One side in 2020, the other 2015.
- Kitchen remodel with new cabinetry, appliances, Granite countertops, exhaust fan and more. (2016)
- Built-in desk and cabinet with shelf added to the kitchen. (2016).
- Rear yard handrails added, per City code, for safety walking down to the flat part at the back. (2015)
- Exterior stucco, lifetime coat. (2013).
- Garage cabinets added. (2013)
- Closet organizers added in all five bedrooms. (2013)
- Owned solar installed by CA Solar Innovations. Roof Mount Solar Photovoltaic System with 16 panels, 3.4 KW. (2010)
- Roof replaced using fire retardant combo of metal and tile. (2008)
- Windows and doors replaced with dual pane vinyl. (2008)
- Remodeled the secondary bathrooms, one down and one up. Bathtubs removed for walk-in showers. (2021 & 2005)
- Front entry door replaced. (2013)
- Roll-up garage door. (2013)
- Two decks constructed with City permits at the rear yard and off the primary bedroom. (2006).
- Air circulation and ventilation added to the attic.
- Alarm system with ADT, \$55 per month, paid quarterly.
- Pure Water system at the kitchen sink that connects with the refrigerator. Filters replaced every two years.
- Cabinets added in the laundry room.
- Rear yard leveled to make for a more usable space with approval from the City.
- Rear yard has the following fruit trees: orange, lemon, fig, apple, guava, banana plant
- Monthly landscape maintenance.

DocuSigned by:

Seller:

Uma Balakrishna Rao

2/14/2025

Buyer: _____

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