

Seller's Disclosure

Home Repairs

- Attic: Treated for rodents in 2021 by a professional rodent company.
- All entry ways were sealed and covered by wire netting by the rodent company. (Fireplace, attic, dryer vent, etc.)
- Backyard: Fence professionally replaced (left of backyard, backyard gate entry and side of right house) with metal beams for reinforcement.
- Motion sensor lights professionally installed by an Electrician in backyard and side of home.
- Kitchen: Dry wall repair done by a professional, to repair prior water damage, done and not disclosed to us, by previous owners.
- First floor (kitchen, downstairs bathroom, living room and garage) had a flood due to roots in the main water line, thus overflowing the bathroom downstairs. Main water line was repaired by Root Rooter in September 2020. First floor was remodeled, treated for water damage or mold by a professional reconstruction company, Vintage Reconstruction and Rainbow Restoration.
- Fireplace/Chimney was inspected and maintained by a professional fireplace company.
- Outside AC unit was maintained by a professional company.
- Electricity was inspected, repaired and maintained by a professional electrician.
- Heater periodically does not turn on for long periods of time due to a new breaker being recommended to run the heater. (Per electrician)
- Previous owners had some metal beams installed on the side of the garage to reinforce the hill. They mentioned the work was under warranty but it was not properly transferred, thus voiding the warranty, prior to us purchasing the home.

Upstairs master closet: Prior to purchasing, the previous owners did not disclose that the drywall was exposed in a corner and covered by a wooden slab. We are guesstimating this was done to have access to the upstairs restroom pipes. This dry wall was repaired by us, by a professional dry wall handyman.

Wednesday, February 18, 2026

Upstairs bathroom: shower was inspected and had a small lead repaired. Sink was also inspected and was said to be in fine working order. No active leaks were found post repair by professional plumber.

Stairs: The stairs were professionally repaired and evened out by a carpenter as they used to be very steep and uneven. Vinyl plank flooring was installed on the stairs to match the rest of the home.

Attic: Water heater was replaced with a brand new unit in 2021.

Garage: drywall was repaired along the entire garage. Professional water softer and reverse osmosis system was professionally installed by The Water Man in 2021.