# BUYER INSPECTION & REPAIR CREDIT SUMMARY

## Our Approach

To promote transparency and help expedite the purchase process, the Seller is providing the full independent home inspection report together with this courtesy summary of the repair items identified in that report.

The inspection was performed by an independent third-party inspector. This summary is provided solely as a convenience and to facilitate an efficient transaction; it is not a substitute for the full inspection report, contractor evaluations, or a buyer's own due diligence.

The home was tenant occupied at the time of the inspection, and the tenant moved out only recently. Coordinating every remaining repair before offering the property for sale has therefore been difficult. Rather than delay the listing or rush the work, the Seller is offering a $5,000 credit at closing, subject to the terms of an accepted purchase agreement and lender approval where applicable.

This gives the Buyer the flexibility to select their own contractors, determine the preferred scope and finish level, and schedule the work after closing.

## Repairs Already Completed

The following inspection items have been addressed since the inspection:

- Rodent inspection, remediation, and cleanup.
- Replacement of missing electrical outlet covers.
- Installation of carbon-monoxide detectors.
- Repair of the minor leak at the water-heater connection.

# REMAINING ITEMS & ALLOWANCE

The estimates below are good-faith planning allowances intended to show how the proposed credit may be applied. Actual costs may vary based on the Buyer's contractor, selected materials, final scope, permits, and any conditions discovered during repair work.

| AREA | REMAINING ITEM(S) | ALLOWANCE |
|---|---|---|
| Roof & weather protection | Repair or replacement of the broken skylight; repair loose or separated flashing; evaluate and repair damaged or missing roof-penetration venting; and confirm that attic staining near plumbing penetrations is not associated with an active leak. | $2,350 |
| Exterior finishes | Repair cracked, separated, or damaged stucco; caulk and seal window perimeters where needed; and repair visible soffit damage. | $850 |
| Doors & garage | Repair or adjust the noted damaged exterior door; adjust or replace garage-door bottom weatherstripping to improve the slab seal. | $650 |
| Electrical | Add GFCI protection to the noted added exterior outlets and secure loose outlet(s) at wall boxes. | $500 |
| HVAC | Seal the refrigerant-line penetration at the air handler and install or repair refrigerant-line insulation to reduce air, moisture, and pest intrusion. | $400 |
| Plumbing | Install a dishwasher drain high loop or air-gap device; address noted sink-fixture and under-sink leakage concerns; repair the toilet tank leak observed during flushing; and secure water-heater vent flashing. | $250 |
| | Total proposed Seller credit | $5,000 |

## Credit Details

### Seller credit offered: $5,000 at closing

The credit is offered in lieu of Seller-performed repairs. It is intended to provide a reasonable allowance toward the remaining inspection-related items while allowing the Buyer to choose the contractors, materials, scheduling, and level of finish that best meet their needs. The Seller is providing this information as a courtesy and in an effort to expedite matters. It does not represent a warranty, guarantee, contractor bid, repair commitment, or representation that the listed amounts will be sufficient for every buyer's preferred scope of work.

# DUE DILIGENCE & CONTEXT

## Buyer Due Diligence

The complete independent inspection report is available for review. The Seller welcomes and encourages every buyer to conduct their own inspections, obtain their own contractor estimates, and independently evaluate the property before entering into a purchase agreement.

The Buyer may wish to consult appropriately licensed roofing, electrical, plumbing, HVAC, stucco, or other qualified contractors regarding any item of particular importance to the Buyer.

## Additional Context

The inspection also identified several typical maintenance or cosmetic items, such as routine gutter cleaning, vegetation trimming, minor finish items, appliance servicing, and routine caulking. These common pre-owned-home maintenance items are not included in the specific repair-credit scope described in this summary.

> *The Seller's goal is transparency: to provide the independent inspection, identify repairs already completed, disclose the remaining items, and offer a meaningful credit so the next owner can address the work on their own schedule.*



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