

2241 N. Macgregor Way Houston TX, 77004

Seller repairs and improvements:

Items listed below were either deficiencies noted on the 4.28.21 inspection report or requests from the party that defaulted. Sellers have addressed each deficiency and followed the recommended remedies listed by the inspector. Listing agent can provide supporting documentation for all completed work (*invoices, paid receipts, repair photos*). All repairs were done by qualified professionals.

Inspection report items:

1. **Improve the grade at the right by the fence** - The fence was reinforced to prevent further erosion and additional soil was brought into level the grade.
2. **Install splash guards at all down spouts** - Splash guards were installed at all down spouts.
3. **Treat the wood siding above garage door** - Wood siding above the garage door was stained.
4. **Repair the leak in the main water supply line** - The valve in the main supply line was replaced.
5. **Repair damaged 2nd floor balcony deck** - The 2nd floor balcony deck was repaired.
6. **Install all missing screens** - All missing screens were installed. There were a few that were not centered when installed. Those have now been corrected.
7. **Repaired the kitchen storage door** - The kitchen storage door was replaced. It now closes properly.
8. **Repair dead bolt to double door to master bedroom** - The dead bolt on the double doors in the master bedroom has been repaired and will now lock.
9. **Evidence of moisture stains at master bedroom left window** - The moisture stains were painted.
10. **Repair cracked wood floor at front left corner of master bedroom** - The cracks in the wood floor were repaired.
11. **Door to utility room does not close** - The door was repaired and now closes.
12. **Moisture stains above door to balcony** - The moisture stains were painted.
13. **Door to balcony does not lock** - The locks were installed in the balcony doors, and they now lock.
14. **Door to bedroom #2 bathroom does not close** - The door to the bathroom now closes.

Buyer requested items:

1. **Repair roof leak** - The roof leak was repaired on 6/2/21 by Advanced Roofing Solutions, listing agent can provide invoice and paid receipt. They warranty their work for one year.
2. **Paint touch up throughout the home** - The paint was touched up throughout the home were marked with blue tape.
3. **Install the attic ladder** - The attic ladder has been installed.

4. **Check AC for noise** - The AC noise was checked on 6/9/21 by Jeb Air Solutions, listing agent can provide invoice and paid receipt. They fixed the noise problem. It was caused by vibration from the unit in the attic, they placed some vibration stabilizers under the unit.

5. **Take care of master bath sinks and tub faucets and leak in main line** - The sinks and tub faucets were shooting water because there was air in the pipes. When the water is shut off, it can cause air to get into the lines. When the water is turned back on, it takes running the water a few minutes on low pressure to let the air clear the lines. The valve in the main water supply was replaced.