

*** The appraisal value came back ok but below are the repairs that the appraiser is requiring before we can close ***

Hi Michael,

I hope all is well. I wanted to connect with you because the appraisal is in and the home appraised however there are repairs required,

- 1) Wood fence slats in varying locations in the two back yards have pulled away or are no longer present, as well as the gates do not close without force. These damaged slats will require replacement or repair, and the gates will likewise need to be fixed such as to properly close.**
- 2) The refrigerator in Unit A is leaking. This will require an appliance repair company to stop the leak.**
- 3) The shower pin typically utilized to change water flow from tub to shower head is not affixed/not working. This will require repair or replacement so that the shower head can function.**
- 4) Water is pooling in the HVAC drip pan in the attic of Unit A. this will need to be repaired.**
- 5) Unit B has paint that has worn through to the wood on the side door. This needs to be scraped and repainted to cover this exposed wood.**
- 6) The oven and several burners for Unit B are not functioning and need to be repaired**
- 7) The downstairs half bath toilet for Unit B is not flushing properly, and despite pushing down hard would not flush. This will need to be repaired so that the toilet operates correctly.**
- 8) In unit B, Batteries have been removed from most smoke detectors, and with one smoke detector missing. These need to be replaced.**

**The cracked, peeling or flaking paint needs to be scraped, primed & painted. The paint chips must be gathered and properly disposed of.
If after scraping there are any damaged, missing or rotted areas, they need to be repaired to provide a good surface for priming and painting.

Please confirm once all repairs have been completed , we can get the appraiser back out to the property,