

Notes in **Blue** are from Kent Weinstein

Notes in **Red** are from Micah Forstein

Section 1 - 7 month process for preparing the home for sale

These are the items we've been verbally told by Kent that were done during the 7 month home preparation process.

Please provide documentation and/or commentary related to each item. The goal is to see who did the work, approximately how much it cost and the full scope of work covered. If no documents exist, please reply to each line with general information about who did the work, the approximate cost and confirm/clarify the scope of work. If this list is missing items please add to it. Deck - Remove Rear and side Deck ([Chatters](#))

Siding - Repair Siding where deck was removed with luan([Chatters](#))

Deck - Rebuild Rear Deck([Chatters](#))

1st floor bath and laundry repair - Remove paneling, repair water damage, replace drywall and repaint lower bathroom and laundry ([Plumber in 2019, Chatters Finished](#))

Quoted 9/2/2020 from John Chatters, General Contractor #394709, Since 1980. 831-241-8036.

1. Downstairs bath: Remove all paneling, provide and install new wallboard as necessary with finish and paint. Provide and install new vanity with sink top and faucet.

Install new framing for ceiling, install new ceiling board and finish. Repair electrical connections as necessary, install GFI outlet and install one new fan/light combo in ceiling and one new light over sink. FYI removing the paneling is more cost effective than working around it and/or painting it. Clean existing tile

floor. Includes one new 1.28 toilet. No work to shower. For the sum: \$3375.00

2. Downstairs Laundry: Remove all paneling, provide and install new wallboard as necessary. Repair ceiling light fixture as necessary, install new receptacle with ground.

Frame ceiling and install new ceiling board with finish and paint. Clean existing tile floor. For the sum: \$1987.00.

3. Exterior water main into home: At the side of the home, remove damaged water line, replace with new pipe as necessary and a new shut-off valve.

For the sum: \$525.00. Labor will require removing some of the berry vines, cleaning the area out and localized trenching the flower bed area.

4. Clean, paint and install existing handrail for interior stairs. For the sum: \$320.00

Exterior Paint - Entire home - (this is NOT contained in the painting quote)([Woodbury](#))

Exterior Paint - Pool House - (that's all we have a quote for...)([Woodbury](#))Deep Cleaning ([Blanca Lopez](#))

Interior Paint - entire home (primed and/or kilzed?)(Initial painting in 2015? then ([Woodbury 2020](#)))

Secondary Cleaning ([Blanca Lopez](#))

Other? (This could be added): Second floor Sheet goods and floor repair, plumbing drips/leaks fixed(Chatters)

From John Chatters:

'Some of the minor repairs: Haul away paneling and doors in garage, remove to dump, \$200.00. Install 2- GFI outlets in bathrooms \$150.00. Provide and install two new LED lights for garage

ceiling \$230.00. New, 1.28 toilet for master bath in "almond" or "bone" \$475 installed. (I can install a white one for \$275 but it won't match the sink) The faucets in the upstairs hall bath need rebuilding with new seats. I won't know what's needed until I remove the existing seats. Labor @ \$70.00 p.h. plus parts. Garage door (from home into garage) requires a self-closing hinge: New hinge, installed \$75.00.'

The small stuff sounds great too. We never had keys for the garage so they were always locked from outside, please replace the locks.(This was not done)

Lets go ahead and replace the tile in the kitchen and please get me an estimate for the counter tops.

As for the Pool house, only two things need to happen, make sure that it has running water, which it did when we moved in. (that is controlled by the valves you will be fixing) and if Lastly, please can give me an estimate for demo of the storage room in back of the pool house, if Kent hasn't have someone else working on that.(Pool house Plumbing was not addressed)

Sent 9/15/2020

Hi Micah, we are progressing well. Bath and laundry have new plaster walls, garage has been cleaned out and paneling/debris removed. Water leak at the North end of the home has been repaired. Stair rail has been painted and installed. Tile has been removed from the kitchen floor. I'll be able to send images before the day is over. I will also have a follow up email regarding the kitchen floor and the quote for kitchen counter tops. \$2500 draw would be great now. Thank you.

Sincerely,

John Chatters.

Yes go ahead that makes sense. Thank you so much for going the extra step. I'll send 1900 today and 1500 tomorrow.

Sincerely Micah

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From: John Chatters <jowcha@aol.com>

Sent: Tuesday, September 15, 2020 12:25:22 PM

To: Micah Forstein <mforstein@thinksurgical.com>

Subject: Kitchen floor underlayment

Micah, I thought I better send you this information sooner instead of later so we can keep going forward. The underlayment in the kitchen is in really bad shape which explains why the tile was breaking- it's not the appropriate underlayment for tile, and take into account, some moisture issues over the years has caused it to deteriorate badly. The correct underlayment is a half- inch cement board which I have and I'm ready to install but I'd like your approval first. The

additional cost for labor and materials is \$900. That includes removal of the old underlayment too. Normally it would be about \$1200 but since this is a surprise I'll do it as close to cost as I can to help out. Please advise, as to approval, and we will get the new underlayment installed ASAP. Sincerely, John Chatters.

One additional job,
The light fixture in the family room near the fireplace doesn't work, please replace it.
Thank you!
Micah

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From: Micah Forstein <mforstein@thinksurgical.com>
Sent: Friday, September 25, 2020 6:25:06 PM
To: John Chatters <jowcha@aol.com>
Subject: Re: Additional work estimates

Great I want to do all of it. What do you need to get started and what do you need to close out the first set of work

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From: John Chatters <jowcha@aol.com>
Sent: Friday, September 25, 2020 6:22:13 PM
To: Micah Forstein <mforstein@thinksurgical.com>
Subject: Additional work estimates

Hi Micah,
Here are a few more estimates to keep things moving forward while I'm waiting for the cost of deck materials to rebuild outside master bedroom deck and remove North side deck. Below are combined ideas from both me and Kent that will make the home more presentable.
There are no casings (window trim) on living room windows and one upstairs closet. Provide and Install: \$150.
No baseboards in downstairs bath or laundry. Provide and install: \$170.
Smoke detectors (every bedroom and top of stairs) and carbon monoxide detectors on each floor are mandatory. Provide and install: \$250.
Repair the hole in the ceiling in the master closet \$95.
Reverse the swing on downstairs bath door, to open into hallway. (New toilets will not clear.) \$140.
Upstairs hall bath floor repair: Kent will send you a video showing movement in the floor. I won't know what the damage is until I remove the vinyl and take a look. But I'm estimating about \$400 labor to repair and then the cost of new vinyl, installed, at about \$375.
Remove shed attached to pool house: (I will need to include the rental of a large dumpster for

debris removal @ cost of \$675) total cost with dumpster and labor \$2500.
Paint inside of front door, (Prime and two coats paint) labor and materials \$275.
David Woodbury will be submitting a quote to paint the inside of the garage- walls and ceiling- leave cabinets as-is.
New counter tops in kitchen, Formica (or equivalent) a new version of what is there now, \$3900. I remove the old, a specialty contractor installs the new, then I reinstall sink, etc.
Hopefully I'll have all deck numbers by tomorrow, I'm waiting on my lumberman to price out my materials list.
Sincerely, John Chatters, GC #394709.

Section 2 - Home Improvements and Repairs During Occupancy

These are the items we've been verbally told by Kent or notified via email of transpiring during home occupancy.

Please provide documentation and/or commentary related to each item. The goal is to see who did the work , approximately how much it cost and the full scope of work covered. If no documents exist, please reply to each line with general information about who did the work, the approximate cost and confirm/clarify the scope of work. If this list is missing items please add to it.

Paneling to Drywall Conversion Was anything else done at that time? (no receipt or documentation). **The removal of the panelling in preparation of the drywall was done by the team that did the ceiling abatement work.**

The drywall work and the hardwood floors was done by general contractor Gary who also rebuilt the stairs. Unfortunately, he was not very good on paperwork and he stopped returning my calls when I ran out of money. He did a decent job, just not one I have records for. Even his phone number is no longer in service.

New Fridge (no docs needed)

New Dishwasher - did it ever work? **(I cant remember any details about this. Did we have plumber look at this?) The dishwasher was replaced in 2019. If it's not working it maybe a GFI reset where it plugs in, but if that is not the case we will replace it. I did not know it was not working.**

Plumbing bust and repair - There was a plumbing bust In ceiling area above first floor bathroom and laundry? Can we get a bit of info on that (no receipt or documentation)

There wasn't a busted plumbing there it was an overflowing bathtub. I have a daughter who believed she was a fish. We did have the drain fixed a number of times, and my understanding is that there was a leak in the plumbing drain of one of the sinks, in the upstairs bathroom recently

(after we moved out). but other than that, I don't know of any additional work. We did replace the toilet because I couldn't get any parts for the old one. I don't recall the cost but I think it was \$150 for the toilet.

Roof and Solar (NTP provided. Would appreciate a quote or invoice if avail or general reference on cost and any warranties that may or may not transfer) (Invoice Below)

Propane Tank Line Installed (invoice already provided)

Water Well service call for electrical issue (invoice already provided). This invoice from 2019 includes a quote for \$2445 of work that does not appear to have been done. Please confirm if the work was done or not and if so, please provide receipt. Our inspection yesterday identified 2 out of 4 tanks to be bad with a question on the third so it seems the work was never done. Other - Please add as appropriate...

Daugherty Pump and Drilling did the work the day before we left California. I witnessed it as did my wife and the movers. The system worked much better after that. See emails below:



Paula Fasnacht <paula@dpd-inc.com>

Jul 31,
2020, 4:50
PM

to me

Ok we can look at it without you there. Just to confirm 12 Bayview is your property? Also who is going to pay for this as the payment is due at the time of completion?



Micah Forstein <micahforstein@gmail.com>

Jul 31,
2020, 5:30
PM

to Paula

Yes that is correct. I will pay via aTm or credit card ivermectin the phone your do you want some other form of payment?

Sent from my iPhone

Section 3 - Septic, Plumbing and HVAC Specific Questions

Please provide documents if they exist and or provide what you can share in writing easily via written commentary.

Septic Line between home and Septic Tank - I showed Kent the popper valve that had been installed sometime well after the home had been constructed and explained it's purpose. The only reason to have installed a popper valve after the fact is if the main line from the home to the septic tank as NOT functioning properly (grade, roots, cracks, broken line, etc) . From the video yesterday all of those items were visible.

Q) Was that **pooper valve** installed before or during Micah's Occupancy? **Must be before, I don't even know what this is. The septic inspection never mentioned a Pooper valve, and I had no issue with or did any work on the system because it functioned as expected.**

Q) Did Micah and family ever deal with sewage coming from that popper valve or any other **sewage related issues** in the property? **We called My Plumber due to a slow leak/minor puddle that formed in the hallway between the bathroom and laundry room that I thought was a bad toilet seal. The plumber identified that the leak was coming from a t-joint above the slab in the wall. When he opened up the wall it was mostly dry except for the T-Joint, and he suggested that we replace the copper which was also old and corroded. He was able to replace it and the hose spigot outside the laundry room, which was bent at the end but worked fine otherwise. There never was anything wrong with a popper valve or anything else related to the septic system that I know of.**

Q) Was there any need to snake any sewage lines during occupancy? If so how often and who did th work? **The only time I had a slow drain was in the downstairs shower, which I used draino on.**

Plumbing leaks -

Q) What plumbing leaks outside the home transpired, when did they transpire and what remedies/fixes were put in place and/or paid for? (We had salinas valley plumbing come out fo the leak at the well house) **During my occupancy of the house. We had a total of 3 plumbing issues. The first was a broken spigot that I tried to fix myself and ended up hiring a plumber sent by the home warranty company to fix the tub train, (not a plumbing issue, a mechanical issue caused by my children to small to mention, but easily fixed, I just didn't know**

how to fix it. The total fix was \$100 bucks and the plumber fixed the outside spigot for free. A leak at the side of the house, fixed by John Chatters I believe after we left. As the well and pump house are part of the well system, during my tenure as owner/operator of Bayview Water #1, we had to hire 2 plumbers besides Dougherty's both of which were to fix broken pipes which the 8 other families on the system paid for. One was Alliance plumbing company at 4 Bayview Road for \$1100 in 08/18/2016, and the second was in 2018/19 at the pump house, a broken 4 inch PVC pipe. which My Plumber fixed.

Q) What plumbing leaks inside the home transpired, when did they transpire and what remedies/ fixes were put in place and/or paid for? (Chatters fixed faucets in upstairs bathroom, leak at north side of house by hose, bedroom sink leak, bad trap in master bedroom, new sink, downstairs bathroom) (Salinas Valley plumbing replaced kitchen faucet) We also had to replace the garbage disposal for the kitchen sink in Jan/2019.

Q) Were any remedies or fixes less than full fixes per plumber recommendations? Not that I know of.

Q) We received a "quote" for plumbing repairs from "My Plumber". Was that work completed in full, partially or was a work around used with another contractor to avoid that quote due to price or for another reason?

I had to finance this repair . You can call him about his financing options.

HVAC Ducts below slab -

Q) Was Micah aware there was/is below slab ductwork in the home? No I was not aware of the "below the slab" ductwork.

Q) Were they aware that is a controversial building method that can lead to issues over time? Again I didn't know about it because the only issue we had with the heater when we moved in we needed a switch replaced, after that it worked fine. (used the home warranty, \$100 a visit).

Q) Are they aware of any inspections or issues related to that? There were only the home inspection we got when we purchased the home. It said that there was one issue with clearance of an exhaust pipe in my daughter's room which we had the seller fix before we moved in. other than that it said the analysis of the heating system was not technically exhaustive.

Q) Were there any issues with the heating system during occupancy? Not really.

HVAC ducts wrapped in crawl space?? -

Q) The ducts in the crawl space have a very new looking insulation wrap on them. It seems the pre-inspection report from the seller called those out as having poor insulation making it appear this wrap was done since then.(no one other than the inspector, and the buyers inspector and buyer have been in there, to my knowledge) Was the insulation for the crawl space ducts done during Micah's ownership? .

Here is the insulation when I bought the home. I never went into the crawl space myself, so I had to take the inspectors word for it.

Section 4 - Home Settling Information.

Upon initial walk through of the home Holly and I did not notice the slight fall in the second floor from back to front of the home. Pat was the first to point it out and then the Home Inspector and I discussed it. That was noted in his report. None of us see any cracked slabs or foundations related to this which is a good thing, but that leads one to try to guesstimate what is transpiring or has transpired. It could have been initial, natural settling, it could have transpired in a or the seismic event that is believed to have caused the crack in the pool house deck in the 1980s or 90's (as surmised/understood from Diedre, the neighbor one home down). Or it could be a slow moving process that may continue or stop.

That said, a conversation I had with Charlie the other day exposed something else.

He indicated that about 10 years ago, the owners prior to Micah had to had to make repairs or changes due to settling. He was unsure of the scope or nature of the repairs I've looked and don't see any underpinning or anything else, We have all discussed the obvious movement around the post that divides the garage doors. The weird part is that concrete post up is still intact with the slab and there are no cracks, so that part is both good and a bit confusion. There is minor indication of the same near the front door. The home does not seem to be racking or shifting to any major degree as none of the windows and doors are binding in any major ways. It seems the home tilted forward slightly but that doesn't explain why or how the center post and lentils between the two garage doors became tilted towards the middle. It's almost as if bricks between the two garage doors were removed due to poor mortar or cracking mortar and then reinstalled with new cement at some point but that is just a guess. That might explain the motion and repair but not sure...

--- Questions for Micah ---

Q) Did anyone mention anything about home settling to Micah during his purchase process? Were any docs or information conveyed then about any repairs she had made prior to his purchase related to settling?

Q) During his tenancy did they notice any moving or settling? This may have been most obvious on the second floor at the south end of the home in the two south end bedrooms

Q) During the preparation of the home for sale, were there any drywall repairs made upstairs (or anywhere in the home) that indicated the home had shifted since the time that drywall was installed earlier in his occupancy.

As the previous owners son was selling as the prior owner had died and her boyfriend who had dementia didn't tell us anything, we basically had no real information from the seller. the house and my inspector didn't say anything about **settling or any slab activity**. We got the house as is, below market because the two other offers in the property were fha and the son wanted to do nothing he took ours. We didn't know anything and didn't find the issues a problem. Nor did the drywall shift

Please see paragraph below for HVAC inspection update.

Thanks
Bryan

=====
=====

HVAC Inspection Update

The HVAC inspection was completed yesterday. The most interesting lower cost item that was discovered is that only half of the return air was getting filtered. There is an installation flaw in the duct work where the return air coming from under the slab is entering the plenum below the filters. I've never seen anything like it. It's fixable, as with the mounting height of the system and the thermostat wire that doesn't have a lead for the fan by itself and the nipple setup that needs to be updated, but i've never seen anything quite like it before. Also, we were unable to fully inspect the below slab duct with the simple camera he had avail. A different type of inspection would be required to confirm that. is in proper condition. Small access holes would need to be created in ductwork to complete that inspection.

Section 5 - Contract Disclosure related questions

Kent's Agent Visual Inspections

This document was done 3/18/2021. It was not initialed by Seller? This document notes the mushy side yard. This would have given the seller written notice about the side yard issues that seemingly have been transpiring since prior to his purchase of the home. I dont need him to sign it at this point, just pointing out a missing set of initials on a document with disclosure information that will become very relevant in our negotiations related to significant and relevant grade and drainage issues that existed prior to his purchase that he was seemingly unaware of and/or unable to manage during 6 years of ownership that I don't see disclosed anywhere else. (this was discovered by me (Kent))

and the contractor, and noted on my AVID, which was sent to the Buyer with the disclosure packet)

Seller's Real Estate Transfer Disclosure Statement

- Yes to environmental hazards - he then commented on Chromium in water. Please ask him to confirm no other hazards. I'd imagine base coats of paint on that side are lead. He may not know that and that's fine. I'm looking for anything else he's aware of that may have been omitted.
- Yes to shared features with neighbors - I'm thinking he's referring to fence between his home and Diedras. Please ask him to confirm or clarify others
- Yes to encroachments or easements - I'm thinking he's referring to the Water Company Pump house and well but that was not clarified. Please ask him to clarify.
- No to home mods without permits - Somehow I doubt they pulled permits for much of their work for preparing the home for sale. I don't know about others. Please ask him to forward over a list of any permits pulled during his ownership or confirm none were pulled

Seller Property Questionnaire

5H) yes to insurance claims. He references fence. Was that the only claim?

5J) yes to material facts or defects not otherwise disclosed to the buyer. { no details provided in comments other than comcast is best internet. was he trying to make a joke?. Please confirm there were no other known defects he mean to disclose.

6) yes to all repair and alteration items - We've only received one quote for work for Mr Plumber. From his list there should be a half dozen or more. That quote does not describe what plumbing work throughout the home nor does it confirm work was done. I have no way to give any credit for plumbing work done without paid receipts and or photos. Floors replaced? is he referring to the living room floors that are now cupped due to moisture from crawl space or other? Stairs rebuilt? Which stairs? This is where we got the idea the home had more upgrades than it showed in person and that got us a bit confused.

7) yes to two items - he indicated yes to defects but none were noted. maybe he thought that question was about things that broke. there are defective items at that property that have not been disclosed other than these repair items he lists. Again, receipts or invoices for these are needed to understand property history. He indicates pressure vessels replaced 6/2020. We've seen no receipts for that and in fact our inspection shows 3 needed to be replaced and two or three are (still)currently bad. He indicates chimney in need of repair but fireplace works. What is in need of repair with the chimney?

9) water related issues - he indicates the fridge line leak. That may have also been the reason for the dining room floor cupping depending on size of the leak. How big was that leak? He identified no drainage or other issues. AS i sThe entire home has drainage issues and that was noted by

10) yes to Pets Animals and Pests - He indicates see termite. We have that. He references past rodent problem. We have no documents on that and it appears to have been a very large problem resulting in the need to replace about 1800sf in insulation. Any documents on that appreciated

Additional Comments - were on Solar, Pool, well, Waste Management. Nothing on home settling issues, property drainage issues, septic line issues, basement water intrusion issues or other more significant issues that might have been expected based on two weeks of inspections.

I will make this very clear. Kent is a realtor whom we trust implicitly because we knew him before his hire. It is based upon our relationship that I was able to trust him to work in our interest to ready the house for sale..

As the **mushy side yard was not present before we left**, we had no way to disclose it. So Kent did on our behalf.

Just before we left in July of 2020, I noticed a small leak at the hose bib on the side of the house. We left Kent to survey the property and notified that there was a leak before we left. Kent hired a general contractor (John Chatters) and when it was investigated it was found that the leak wasn't just at the hose bib but was also about a half a foot down in the ground which was then fixed. At that time Kent and John told me about the soft spot in the yard, I thought was caused by that leak. As it turns out, it was independent of the identified leak and caused by a confluence of factors which had been unknown to me until after we left and Kent and John started to work to repair the property. **I was not aware of or party to any drainage issues with the foundation, and neither was I believe the seller** (son of the former owner, who did not live in the house, but sold it upon her death).

With our **water system**, there are only **two hazards**:

One is preventable with proper maintenance, specifically **coliform bacteria** which is eliminated with the addition of chlorine bleach (about a half gallon in the well) and a half a gallon in the 10000 gallon tank on Charlie's property which service everyone connected to the water system. Upon application the other families are notified by the owner that they should run there taps until the smell chlorine, then leave them unused for 8-12 hours. Then flush each outlet (run the water or shower) until the smell of chlorine is no longer in the water. That fixes the issue entirely. Over the 5 years we lived in the house this happened 3 times maybe 4, I think the 4th time was very close to the third. So basically, it's infrequent and Charlie has done the chlorine thing before.

The second is naturally occurring **Hexavalent Chromium** 18ppb (levels below current California health standards) and easily treatable by a water filter. I never had the water tested except by the Monterey county health department and they never mentioned any additional hazards. We have not had any issues since the pressure vessels were changed 8 months ago with the water according to the health department.

Yes to shared features with neighbors - I'm thinking he's referring to fence between his home and Diedras. Please ask him to confirm or clarify others

There are **two shared features**, one is **fences** and the **well and water system**, that you are purchasing along with the house, and that requires a business agreement (contract) with the neighbors on the system, for which all but one is paid up until July 1st. Jeromy at 8 Bayview prefers to pay on January 1 for the year. The county health department tax is approximately \$700-800 a year, and is due on June 30th. This expense is split 8 ways, by the other families on the water system, so once a year I sent out a bill for water to each of the families (basically I would stick it in their mailboxes, or go talk to them). They had my cell number just in case the water pressure dropped or there was an issue. Charlie has been dealing with the water system in my absence for the cost of his annual service fee last year.

Yes to encroachments or easements - I'm thinking he's referring to the Water Company Pump house and well but that was not clarified. Please ask him to clarify
-- Here is a map of the easements.

Standard Scale 1 : 1
0 1 2

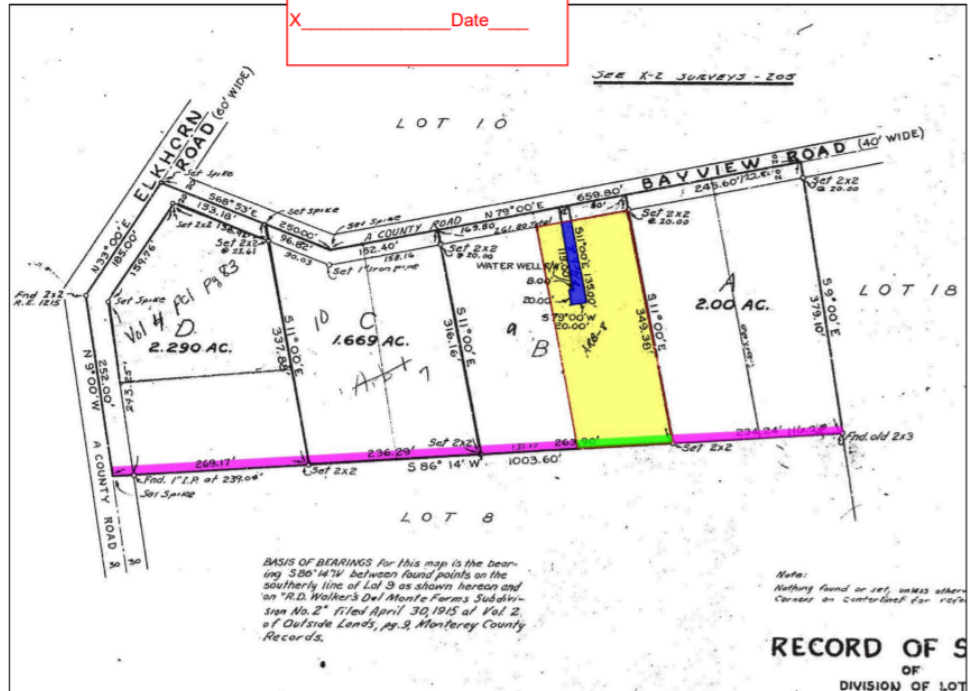
Buyer Read and Acknowledged

1 page

Recorded by:

X 04/01/2015 Date

X _____ Date



LEGEND

Parcel One (Fee, Property in Question)

Parcel Two (Easement)

Item No. 5 - Easement for Water well right of way
Affects as described therein

Item No. 6 - Easement for Utility purposes and ingress and egress
March 15, 1963, Series No. 10137, Reel 157, Page 111, of Official Records
Affects as described therein

Item No. 7 - Easement for Water well together with ingress and egress thereto
March 15, 1963, Series No. 10137, Reel 157, Page 111, of Official Records
and reserved recorded September 17, 1963, Series No. 36890, Reel 228, Page 200, of Official Records
Affects as described therein

Item No. 9 - Easement for Utility purposes and ingress and egress
September 17, 1963, Series No. 36890, Reel 228, Page 200, of Official Records
Affects as described therein

Item No. 8 - Easement for Existing water pipe line
March 15, 1963, Series No. 10137, Reel 157, Page 111, of Official Records
and reserved recorded September 17, 1963, Series No. 36890, Reel 228, Page 200, of Official Records
Said easement is exactly un-locatable



Old Republic Title Company

41 E. San Luis St.
Salinas, CA 93901
(831) 757-8051 Fax: (831) 757-8566

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.

Title Order No. 0721031982-KS, Preliminary report dated as of February 10, 2015

Reference:

Property: 12 Bayview Road, Castroville, CA 95012

Lot Lettered "B", as said lot is shown on that certain map entitled, "Record of Survey Division of Lot 9, R. D. Walker's Del Monte Farms Subdivision No. 2, filed for record November 10, 1961 in Volume X2 of "Surveys", at Page 231. Excepting from the above described Lot that portion lying Southwesterly of line drawn parallel to and distant 131.0' Northeasterly of the Southwesterly line of said Lot Lettered B. Also excepting therefrom the interest of the County of Monterey to that portion thereof, lying within the limits of Bay View Road.

Drawing Date: 04/01/2015

Data:

Assessor's Parcel No. 131-092-029

Sheet 1 of 1

Archive #

-
- No to home mods without permits - Somehow I doubt they pulled permits for much of their work for preparing the home for sale. I don't know about others. Please ask him to forward over a list of any permits pulled during his ownership or confirm none were pulled. **According to Monterey County none of the items we did required a permit, but if one was required it was not forwarded to me after being pulled.**
- - o When Construction Permit are not required:
Minor building/structural alterations or construction that is limited in size and/or use may be allowed without issuance of a construction permit. Some examples of structures that do not require issuance of a construction permit include: Retaining walls or planter boxes that do not exceed district height standards. Fences of less than 6 feet. Construction of small storage sheds. Replacement of roofing that does not exceed an area of 120 feet. Installation of ceramic tile on floors and countertops.

5H) yes to insurance claims. He references fence. Was that the only claim?

Yes to the best of my recollection that was the only insurance claim.

5J) yes to material facts or defects not otherwise disclosed to the buyer. { no details provided in comments other than comcast is best internet. was he trying to make a joke?. Please confirm there were no other known defects he mean to disclose.

- Let me make this very clear. I purchased this home for my family to live in because it was the best I could do at the time. It had flaws which you have seen that as we found them and as we could afford to we fixed to the best of our ability. We made the home our own. Dealt with problems as they occurred which I have been more that up front about, and one of those problems was lack of good internet. That might not be important to you but it was to me and my family who are very data driven. **Comcast saved us** from the evils of Satellite internet, as they were forced due to a law suit we knew nothing about, **to provide optical fiber to the area homes.** The end result is that **in 2019 our internet speed went from 1mb/sec to 300mb/sec overnight.** I can see how you might think that is a joke if this isn't important to you. From an additional material facts standpoint, that is all I can think of.

6) yes to all repair and alteration items - We've only received one quote for work for Mr Plumber. From his list there should be a half dozen or more. That quote does not describe ot what plumbing work throughout the home nor does it confirm work was done. I have no way to give any credit for plumbing work done without paid receipts and or photos. Floors replaced? is he referring to the lving room floors that are now cupped due to moisture from crawl space or other? Stairs rebuilt? Which stairs? This is where we got the idea the home had more upgrades than it showed in person and that got us a bit confused. -

Attached are pictures of the house when I purchased it. The images show that the floor in the living room and dining room were nothing but carpet pad, and the walls were panelling. The stairs shown were rebuilt, but all of this was 6 years ago. More recently the kitchen tile floor was replaced as were the counter tops and sink in the kitchen. As for you giving us credit for receipts, two things come to mind. One, I have provided you with more information than I received when I purchased the house, and two, Please feel free to have the plumbing inspected on your dime, provided that it is returned to it's current state. The work was done, but alas I am not a very good record keeper. In actuality I feel pretty good about what I was able to provide, because paperwork is not my strong suit.













7) yes to two items - he indicated yes to defects but none were noted. maybe he thought that question was about things that broke. there are defective items at that property that have not been disclosed other than these repair items he lists. Again, receipts or invoices for these are needed to understand property history. He indicates pressure vessels replaced 6/2020. We've seen no receipts for that and in fact our inspection shows 3 needed to be replaced and two or three are (still)currently bad. He indicates chimney in need of repair but fireplace works. What is in need of repair with the chimney? -

Please contact

- Paula Fasnacht,CFO/Sec.831.663.3562 Salinas t 831.722.3011Of Dougherty Well Service if you wish additional information on the **well service**. from August 2020, for \$2458 dollars. All I could find was the estimate but I paid it. If your inspection says 3 needs to be replaced, then either they were bad when they were installed or they have gone bad in the mean time which is possible but not probable.
- As for the **fireplace**, I know the flu was broken prior to my purchase and fixed by the prior home owner, and did not work as well as it could have, (house got a

little smoky) but we used it on numerous occasions anyway. I don't have any additional information that I can find or recall.

9) water related issues - he indicates the fridge line leak. That may have also been the reason for the dining room floor cupping depending on size of the leak. How big was that leak? He identified no drainage or other issues. AS i sThe entire home has drainage issues and that was noted by - The leak was the ice-maker what a few drops an hour, which I was able to have repaired by replacing the line. I didn't know of any additional drainage issue under the dining room and none of the inspection reports I received talked about it, so your discovery is the first I am hearing about it, and the resulting cupping, which my family and I did not notice.

10) yes to Pets Animals and Pests - He indicates see termite. We have that. He references past rodent problem. We have no documents on that and it appears to have been a very large problem resulting in the need to replace about 1800sf in insulation. Any documents on that appreciated - The work on the rodent problem was over a 3 week period, because my daughter didn't want them harmed. So live traps were set. In addition, we paid the exterminator to come back and close up the access holes. After that we didn't have any problems. except droppings, which we cleaned up in any part of the house where it was, but not the attic because no one was going in there so it wasn't a problem.

Nothing on home settling issues, property drainage issues, septic line issues, basement water intrusion issues -- When we purchased the house we knew it was old, but did our best to make it our own. We didn't notice settling while we were there except for the crack in the pool house floor which was present when we bought the house, and which we put a rug over and ignored because we didn't have the money to repair. Property drainage issues, are new to me, and I don't know what to say about it, other than thank you for your discovery, I don't know what if anything can be repaired or what the repair would cost. As for the septic line issues, we never had any problems with the septic system. The plumbing we had problems with and fixed as required, (see all provided documentation on the subject.). As for basement water intrusion issues, I don't know what you are talking about as the property has no basement.

Finally, with your housing background, you are able to see the good and bad in the property. We did the best we could to repair or replace most important issues. If you feel that we haven't or that we have misled you in some way, that was never our intent and feel free not to purchase the home.

Micah Forstein

