

Pre-Inspection & Property Improvement Summary

1103 N 23rd Street

Seller has completed a pre-inspection and is making the report available to prospective buyers. Since the inspection, the seller has proactively completed a number of repairs and improvements and has also obtained professional evaluations/estimates for several items that have not been completed.

Major work completed:

- Foundation/support work completed by J's Cabinet & Remodel, including additional support beneath the washer/dryer area, installation of a new support beam along the kitchen area, and repair/relocation of the water line in that area. Total completed work: \$9,500.
- New bathroom vanity installed
- Shower re-caulked
- Rear deck painted
- Front exterior of home painted
- New front gate built
- Bedroom doors replaced
- New exterior vent installed on alley side
- New GFCI bathroom outlet installed

Professional evaluations/estimates obtained:

- Roof: Evaluated by Sprague Roofing. A minor repair was recommended; estimate approximately \$500. Repair has not been completed.
- Gutters: Existing gutters are functional/installed but are older and replacement should be anticipated in the future. Estimate obtained from Hang 'Em High for approximately \$1,750. Replacement has not been completed.

This summary is provided for informational purposes only. Buyers are encouraged to review the complete pre-inspection report, supporting invoices/estimates, and conduct any inspections or evaluations they deem appropriate.