

Additional Comments Addendum

Additional Comments to C.A.R. Form SPQ completed by seller Thursday 08/20/26

Address: 331 Keller St #3, Petaluma CA 94952

APN#: 006-670-007-000

7A: REPAIRS AND ALTERATIONS

2026 – Some patching and touchup paint done by Lee’s Painting and some that I did myself

2026 – Smoke & CO detectors replaced by Lee’s Painting

2025 – Window/floor air conditioner installed

2023 (approx.) – Bathtub valve replaced by Fidelity home warranty

2022 – The following upgrades/repairs were done during my first year of ownership:

Painted interior throughout

Kitchen cabinets painted off-site

Soft close drawer hardware installed in kitchen

Replaced carpet on stairs and second floor

All light fixtures replaced throughout except the fixture at Liberty St entry (front door)

All three ceiling fans replaced

Three mirror set installed in dining nook

Bathroom exhaust fans replaced with quiet fans

Bathroom swivel rack and Kohler towel rack installed

Energy efficient toilet in powder room on ground floor

Wallpaper and light fixture in powder room

Closet organizer systems in both bedrooms

Electrical receptacle and cable moved to a higher spot on the living room wall for flat screen TV

Some window coverings replaced

Base of front door was repaired with filler/sealer

Right-hand bedroom window casing at the Keller St side was repaired with filler/sealer

7C: ONGOING MAINTENANCE: HOA handles landscaping, building exterior, roof, parking lot, trash, etc.

Also, in 2025 fire alarm system including sprinklers throughout the building were tested for compliance by local company All About Fire.

7D: PAINTING: See 7.A. above

10A: WATER INTRUSION: In 2024 I noticed a drip coming from the skylight during a heavy rain and windstorm event. D&D Glasswork Inc sealed a portion of the skylight. In 2025 during another storm, I discovered another drip and called D&D. They came back and found that they missed the spot where it was leaking to begin with. They did a more thorough job of sealing all possible entry points and I have not experienced another drip since.

14: CONDOMINIUMS AND COMMON INTEREST DEVELOPMENTS

14A: Condo

14B, 14D & 14F: Sweed School HOA

14C: Parking area, mailbox/lobby, pergola with sitting area, and garbage rooms.

Buyer _____

Date _____

Buyer _____

Date _____

By _____

Date _____

(Associate Licensee or Broker Signature)

Seller _____

Date _____

Seller _____

Date _____

By _____

Date _____

(Associate Licensee or Broker Signature)