

RE: 3376 Temescal Ave, Norco CA, 92860

Run your comps, comparable homes in good condition put value of this home, if in good condition, at over \$460,000. Seller has priced this home to compensate for the current condition.

To give potential buyers a good understanding of the current condition the seller has paid for 3rd party professional inspection reports:

1. Home inspection by The Elite Group dated 2/5/20
2. Wood Destroying Pests and Organisms WDO Inspection Report by Compass Pest dated 2/11/20
 - a. Seller will provide a section 1 clearance, make sure to write it in your offer

Seller replace roofing material on the pitched sections in May, 2020.

Seller WILL perform all repairs required on WDO inspection report and supply certification

Seller WILL have a professional plumber evaluate and repair all rough plumbing issues under the home.

Home Inspection performed by The Elite Group dated 2/5/20 will be made part of the seller's counteroffer and seller will NOT fix, replace or give a credit for any of the other issues. Buyer should make their offer with this fact in mind. Buyer will be welcomed to perform their own professional inspection at their expense.

Submit your highest and best COMPLETE offer.

Escrow company to be Pro Group Escrow

Title Company to be Lawyer's Title

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