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Response to Buyer's Request for Repairs

Each item in the buyer's 70-page inspection report, checked against the home and the rules, with the seller's answer and a cost estimate.

PROPERTY		TYPE	BUILT / HOA	PREPARED	
Sample condo, San Diego 921XX		2 bd · 1.5 ba · 872 sq ft	1970s gated · \$425/mo	Sample date, 2026	
REQUESTED ITEMS					
#	REPORT	BUYER'S REQUEST	WHAT WE FOUND	RESPONSE	EST. COST
1	p. 14	Service central heating system	Electric wall heaters; no furnace	CORRECTED	\$0
2	p. 19	Install carbon monoxide detector	All-electric; no fireplace or garage	NOT REQUIRED	\$0
3	p. 22	Remove subpanel cover for evaluation	Sealed by electrician; use panel door	CORRECTED	\$0
4	p. 31	Repair bathroom exhaust fan	Tested; runs normally	NO ACTION	\$0
5	p. 36	Investigate stains under kitchen sink	Dry; old marks, plumbing redone	NO ACTION	\$0
6	p. 38	Add second GFCI outlet in kitchen	Protected; second one optional	IN CREDIT	\$180
7	p. 41	Anti-tip bracket, microwave filters	Fair, low-cost items	IN CREDIT	\$140
8	p. 47	Seal small pipe openings under sinks	Fair maintenance item	IN CREDIT	\$120
9	p. 52	Recaulk or replace stained baseboards	Cosmetic	IN CREDIT	\$300
10	p. 55	Power-stretch bedroom carpet	Cosmetic upgrade, not a repair	DECLINED	\$0
Fair items, estimated					\$740
Seller's final response: flat credit at closing					\$1,200

ALREADY PAID BY THE SELLER IN THIS DEAL

Owner's title policy	\$1,864
Escrow fee, seller's half	\$1,650
HOA transfer and resale package	\$725
County transfer tax	\$536
Natural hazard and pest reports	\$249
Total	\$5,024

WHY A FLAT CREDIT

- Covers every fair item with room to spare, so the buyer can use it however they choose.
- Declined items are answered in writing with photos, so the buyer's agent has the reasons, not just a "no."
- Ends line-by-line haggling and keeps the escrow on schedule.
- Appraisal already came in at \$505,000, \$18,000 over the price, so the buyer starts with equity.

SELLER

SELLER

BUYER ACKNOWLEDGMENT