

(2) Certified Letters

Refused

Page 1 of 6

5/11/02

Robert J. Koretoff
16320 Downey Ave.
Paramount, CA 90723

FAX # 562-220-1048

Dear Mr Koretoff,

In accordance with our lease agreement this letter states the imperfections found by your new renters at 22426 Porreras Street, Mission Viejo, CA 92692 - Mallorca Condominium.

- ~ Most of the cabinets have no contact paper.
- ~ The towel bar in the bathroom near the small bedroom is dented in.
- ~ The master bedroom bathroom takes a very long time to fill its toilet tank and sometimes does not flush.
- ~ The second bathroom toilet does not flush at all.
- ~ The carpet is stained yellow in the small bedroom and the hallway. It has two small orange spots near the furthest right mirror corner.
- ~ All three drawers in the master bedroom closet are broken and the last one squeaks.
- ~ The curtains in the master bedroom are stained and dirty.
- ~ The master bedroom bathroom has about 18 holes in the wall above the shower.
- ~ The living room mirror is cracked at the bottom by the fireplace and at the top in the upper left corner of right most mirror.
- ~ In master bedroom bathroom chip in ceiling by light fixture.

- ~ The laundry closet is missing a shelf bracket
- ~ The grout in the Kitchen counter is not clean.
- ~ The wall paper in the master bedroom bathroom and small bedroom bathroom is coming apart.
- ~ The fan in the small bedroom shakes and is noisy.
- ~ The light switch cover in the Kitchen by the refrigerator is broken.
- ~ The door in the small bedroom is badly chipped and cracked.
- ~ The sliding glass doors in the closet next to the small bedroom move very roughly back and forth.
- ~ The central heating and air conditioning unit's heat is not working.
- ~ There is a chip-break in the surface of the last Kitchen cupboard on the upmost top portion
- ~ all the drawers in the Kitchen area are abit wobbly and loose
- ~ There are nail holes in the Kitchen cabinets and walls
- * ~ The master bedroom large window squeaks when opened or closed, and slides hard when open/closed.
- ~ The master bedroom bathroom's left sink has a grayish colored scratch in the sink's right side.
- ~ The small bathroom's tile is cracked on the right hand side of it's outer frame and a crack on the right hand upper back portion
- ~ Both living room stair tiles have several small cracks in them, some of which are small holes.
- ~ The large master bedroom window tile has brownish discolored scrapes on several tiles on both the extreme right and extreme left hand sides

- ~ The side of both tiles in both windows in the master bedroom have multiple cracks in them.
- ~ one nail in front door
- ~ Six large nails in outside stucco.
- ~ Dirt spots patio don't come off.
- ~ * Scratches found on
- ~ Outside under Kitchen window broken stucco.
- ~ Dining room sliding screen door slides hard and does not go all the way to closed position
- ~ Dining room small side window is missing its sash handle
- ~ By sliding glass windows in dining and living room, carpet does not fill all the way to the window.
- ~ Awning over small dining room window has tear.
- ~ Living room sliding screen slides hard, keeps jumping off track, and does not go to closed position. We have to leave open.
- ~ On rails on balcony of living room paint is broken off in several places.
- ~ Kitchen window slides hard.
- ~ One vertical blind slat in small bedroom is broken
- ~ Small bedroom window screen torn at bottom
- ~ Small bedroom window slides hard
- ~ Both medicine cabinets in master bedroom bathroom have a big separation between the mirror and the sheet metal handle behind the mirror

- ~ Small bedroom window sill on right side has crack in plaster and paint
- ~ Small bedroom right closet door has two nails in back side
- ~ Small bedroom closet door jamb is chipped on left side
- ~ Fire escape stair has red gum on it
Other stair has green tape stain.
- ~ Master bedroom main window sill has broken plaster and paint in upper left corner and in middle of right side and in middle of left side
- ~ Water heater closet door has peeling, bubbling paint on its bottom
- ~ Water heater closet has chipping, peeling paint around upper vent, earthquake strap mounts, light switch light, and above door.
- ~ Water heater closet floor covering is chipping away at door threshold
- ~ Living and dining balcony has some stains that do not come off, green gum permanently stuck and a permanent red stain.
- ~ Living and dining balcony rail has a few paint chips and breaks
- ~ Living room sliding glass door gasket by handle/lock is almost completely worn away
- ~ Kitchen cupboards to right of refrigerator have two big black spots on its inside

- ~ All Kitchen cupboards stops on the doors are worn
- ~ Right door to cupboard above pantry is scratched on its inside surface.
- ~ Right pantry door has many scratches and worn finish at its top.
- ~ Both doors to pantry have scratches and pits in their inside surface.
- ~ Kitchen countertop cabinets finish is almost worn through on several drawers and on the lip underneath the counter to left of stove.
- ~ Kitchen cabinet doors have worn and scratched surfaces on their inside
- ~ Rubber door stops on all Kitchen cabinet doors are completely worn down.
- ~ Small bedroom window screen is torn at bottom
- ~ In window of small bedroom five vertical blind slats are broken at the top.
- ~ Right side of Kitchen sink has scratches in it at the upper and lower bottom that are discolored gray. Also left side Kitchen sink has scratches discolored gray in uppermost side.
- ~ In small bedroom right hand closet door is chipped on its lower bottom edge.

Page 6 of 6

The above are all the imperfections we noticed.

Sincerely

Michael and Elaine Laham

C17 SE GROUP BLD 41A

TOTAL PAGES

TOTAL TIME

SEND : 0041

RECEIVE : 0038

SEND : 00'19"19

RECEIVE : 00'20"12

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02		20:40	98098979	EC--S	00"32	01	90	OK
03		20:41	98098979	EC--S	00"31	01	91	OK
04	6/28	10:42	909 598 0711	EC--R	00"28	01		OK
05		14:23		----R	00"38	00		INC
06		15:56	ATD CUSTOMER SUPPORT	EC--S	00"40	02	92	OK
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08		21:41	98098979	EC--S	00"30	01	94	OK
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10		23:31		----R	00"38	00		INC
11	7/ 2	13:33		G3--R	00"50	01		OK
12		13:40	816103564647	EC--S	01"17	03	95	OK
13	7/ 3	05:59	812134807724	EC--S	00"34	01	96	OK
14		06:01	812134807724	EC--S	00"33	01	97	OK
15		06:04	2135766917	EC--S	00"31	01	98	OK
16		06:06	2135766917	EC--S	00"30	01	99	OK
17		11:09	949 6542622	EC--R	00"55	02		OK
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20	7/ 4	09:36	Digital Recall	G3--R	00"52	01		OK
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25		08:00	562 982 7462	EC--R	03"21	09		OK
26		09:10		EC--R	00"39	01		OK
27		09:24	2135766917	EC--R	01"29	03		OK
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33		12:41		G3--R	00"53	01		OK
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37		15:10	812134807724	EC--S	01"02	02	08	OK
38		15:24		EC--R	01"06	02		OK
39		17:20	5622201048	EC--S	03"10	07	09	OK
40		17:29	5622201048	EC--S	03"01	07	10	OK

** COMMUNICATIONS REPORT **

AS OF JAN 16 '03 8:33 PAGE.01

C17 SE GROUP BLD 41A

TOTAL PAGES

TOTAL TIME

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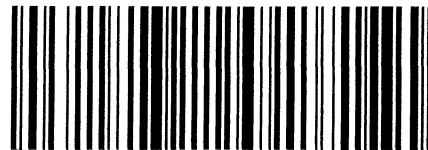
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SEND : 00'07"13

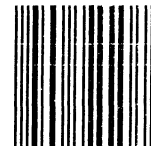
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02		08:29	5622201048	EC--S	03"33	07	19	OK

Laham
22426 Parreras
Mission Viejo, CA 92692



7002 0460 0001 8312 4017



0000

90723

U.S. POSTAGE
PAID
IRVINE, CA
92619
MAY 13, '02
AMOUNT

\$4.17

00042560-24

REASON CHECKED
☒ Unclaimed
☒ Attempted - Not Known
☐ Refused
☒ Insufficient Address
☒ Incorrect Number
☒ Not Deliverable As Addressed
☒ Unable To Forward
☒ Moved Left No Address
☒ Vacant

RETURN RECEIPT REQUESTED

CERT MAIL

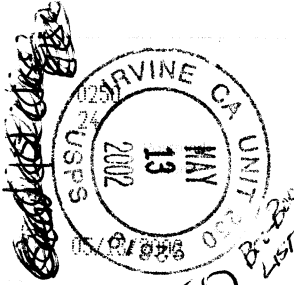
~~Robert J. Koretoff~~
~~16320 Doney Ave.~~
~~Paramount, CA 90723-5500~~

NL 5/28
85/14 5/21 5/29

2102 0460 0001 8312 4012

PARAMOUNT CA 90723

\$0.57
\$2.10
\$1.50
\$0.00
\$4.17



ROBERT J. KORETOFF
16320 DOWNEY AVE.
PARAMOUNT, CA 90723-5500

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT J. KORETOFF
16320 DOWNEY AVE.

PARAMOUNT CA 90723-

5500

2. Article Number
(Transfer from service label)

7002 0460 0001 8312 4017

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type:

☒ Certified Mail☐ Express Mail☐ Registered☐ Signature Required for Mailpiece☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

SEND TO:

MICHAEL AND ELANA LAHAM

22426 PORRERAS

MISSION VIEJO, CA 92692-1162

LAHAM
212426 Porreras
Mission Viejo, CA 92692

10 Day to go
2-11-03

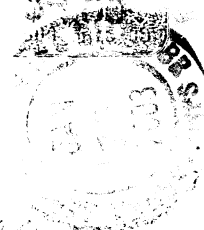


U.S. POSTAGE
PAID
LAGUNA HILLS, CA
92653
JAN 16, 03
AMOUNT



7002 2410 0005 8939 5522

Robert Kocottoff
16320 Downy Ave
Fountain, CA 90723-5500



Certified Mail

list

2 REASON CHECKED
☒ Undelivered
☐ Attempted - Not Known
☐ Insufficient Address
☐ Such

TEST CLASS

NO 1/23 2/1

RETURN REQUESTED

7002 2410 0005 8939 5522

PARAMOUNT CA 90723

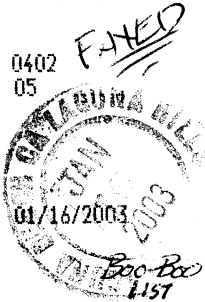
\$0.83

\$2.30

\$1.75

\$0.00

\$4.88



ROBERT KORETOFF

16320 DOWNEY AVE.

PARAMOUNT, CA 90723-5500

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT KORETOFF
16320 DOWNEY AVE.
PARAMOUNT, CA
90723-5500

LIST

2. Article Number
(Transfer from ser

7002 2410 0005 8939 5522

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811

Domestic Return Receipt

102595-02-M-1540

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

SEND TO:

*MICHAEL AND ELANA LAHAM
22426 PORRERAS
MISSION VIEJO, CA 92692*