

Yes	No	Don't Know
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4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:

- (a) What year was the main residential dwelling constructed? 2001
- (b) Is there now or has there been any movement, shifting, settling (other than normal settling), cracking, or structural problems with any dwelling or garage on the Property? Yes No Don't Know
- (c) Has any additional bracing, underpinning, or other structural reinforcements been added to any dwelling or garage on the Property? Yes No Don't Know
- (d) Are there now or have there been any problems with driveways, walkways, patios, decks or retaining walls on the Property? Yes No Don't Know
- (e) Have there been any additions, structural changes, or any other major alterations to the original improvements on the Property? Converted into sun room Yes No Don't Know
- (f) Has any work been done on the Property where required permits and/or approvals (public or private) were not obtained? Yes No Don't Know
- (g) Has any work been done to the Property that was not in compliance with the then applicable building codes or zoning regulations? Yes No Don't Know

5. LEAD-BASED PAINT: Was any part of the residential dwelling on the Property or any painted component, fixture or material used therein constructed or manufactured prior to 1978? Yes No Don't Know
 If you have answered "Yes" or "Don't Know" the Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer.

6. ROOF, GUTTERS AND DOWNSPOUTS:

- (a) Approximate age of roof: 9 1/2 years. Yes No Don't Know
- (b) Has the roof, or any part thereof, been repaired or replaced during Seller's ownership? Yes No Don't Know
- (c) Are there now or have there been any roof leaks or other problems with the roof, roof flashing, roof underlayment, gutters, leaf guards or downspouts? Deck off master bedroom was leaking. That's why we converted it into a sun room. Yes No Don't Know

7. FLOODING, DRAINAGE, MOISTURE AND SPRINGS:

- (a) Are there now or have there been any water leaks, water accumulation, or dampness within the basement, crawl space or other parts of any dwelling or garage at or below grade? Yes No Don't Know
- (b) Have any repairs been made to control any water leaks, water accumulation or dampness in the basement, crawl space, or other parts of any dwelling or garage at or below grade? Yes No Don't Know
- (c) Is any part of the Property or any improvements thereon presently located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year? Yes No Don't Know
- (d) Does water presently stand on any part of Property for more than one (1) day after it has rained? Yes No Don't Know
- (e) Has there ever been any flooding on any part of the Property? Yes No Don't Know
- (f) Are there now or have there been any streams that do not flow year round or springs on the Property? Yes No Don't Know
- (g) Are there any dams, retention ponds, storm water detention basins, or other similar facilities on the Property? Yes No Don't Know

8. SEWER/PLUMBING RELATED ITEMS:

- (a) What is the drinking water source: public private well on property
- (b) If the drinking water is from a well, has the water been tested within the past 12 (twelve) months? N/A
- (c) What type of sewage system serves the Property: public private septic tank
- (d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local governmental authorities? N/A
- (e) Is the main dwelling served by sewage pump? N/A
- (f) Has any septic tank or cesspool on Property ever been professionally serviced? N/A
- (g) If yes, please give the date of last service: _____
- (g) Are there now or have there been any leaks, backups, tree roots in lines or other similar problems with to any portion of the plumbing, water or sewage systems? Yes No Don't Know
- (h) Is there presently any polybutylene plumbing, other than the primary service line, on the Property? Yes No Don't Know
- (i) Are any of the plumbing fixtures in any dwelling or garage not low water flow fixtures? Yes No Don't Know
- (j) Has any water line or fixture on the Property ever froze in cold weather? Yes No Don't Know

9. SYSTEMS AND COMPONENTS:

- (a) What is the primary heating system serving the main dwelling? Bilateral system. One control for upstairs separate control for main floor. natural gas, forced air heat pump electric furnace radiant heating other
- (b) Does the primary heating system not serve any enclosed part of the main dwelling (excluding the attic, crawl space, garage or basement)? Sun room has its own separate heating & cooling unit Yes No Don't Know
- (c) What is the approximate age of the primary heating system serving the Property? 9 1/2 years
- (d) What is the primary air conditioning system serving the main dwelling? gas electric other
- (e) Does the primary air conditioning system not serve the entire enclosed portion of the main dwelling (excluding the attic, crawl space, garage or basement)? Sun room has its own system. Yes No Don't Know
- (f) What is the approximate age of the primary air conditioning system(s) 9 1/2 years
- (g) How is the hot water heated in the main dwelling? gas electric solar

- | | Yes | No | Don't Know |
|---|-----|-------------------------------------|------------|
| (h) Is any water heater tankless? | | <input checked="" type="checkbox"/> | |
| (i) What is the approximate age of the primary water heater: <u>9 1/2</u> years | | <input checked="" type="checkbox"/> | |
| (j) Does any dwelling or garage have aluminum wiring other than in the primary service line? | | <input checked="" type="checkbox"/> | |
| (k) Is there any system or appliance which is leased or for which the buyer must pay a transfer fee to continue to use? If yes, what is the transfer fee? \$ _____
If yes, what is the current use fee to be paid by the Buyer? \$ _____ | | <input checked="" type="checkbox"/> | |
| (l) Are any fixtures or appliances included in the sale in need of repair or replacement? | | <input checked="" type="checkbox"/> | |
| (m) Are any fireplaces presently not working, decorative only or in need of repair? | | <input checked="" type="checkbox"/> | |
| (n) When was each fireplace, wood stove or chimney/flue last cleaned? Date(s): <u>N/A</u> | | <input checked="" type="checkbox"/> | |
| (o) Is any part of the exterior surface of any dwelling or garage on the Property presently constructed of synthetic stucco? | | <input checked="" type="checkbox"/> | |
| (p) Are there now or have there been any problems with siding or exterior building surfaces swelling, chipping, cracking, delaminating or retaining moisture? | | <input checked="" type="checkbox"/> | |
| (q) Are any windows designed to be operable, painted shut or fail to open and close? | | <input checked="" type="checkbox"/> | |
| (r) Was any of the drywall used in the Property made in China and/or have a foul smelling odor? | | <input checked="" type="checkbox"/> | |

10. ENVIRONMENTAL/HEALTH/SAFETY CONCERNS:

- | | | | |
|---|--|-------------------------------------|--|
| (a) Are there now or have there been any underground tanks or toxic or hazardous substances such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or other environmental contaminants on or in the Property? | | <input checked="" type="checkbox"/> | |
| (b) Has the Property ever been tested for radon, lead, mold or any other potentially toxic substances? | | <input checked="" type="checkbox"/> | |
| (c) Is there now or has there been any mold on interior heated and cooled portions of any dwelling on the Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs? | | <input checked="" type="checkbox"/> | |
| (d) Are there any exterior doors which either do not lock or for which the key has been lost? | | <input checked="" type="checkbox"/> | |

11. LITIGATION AND INSURANCE:

- | | | | |
|--|--|-------------------------------------|--|
| (a) Does the Property contain any building products which are or have been the subject of class action lawsuits, litigation or legal claims alleging that the product is defective? | | <input checked="" type="checkbox"/> | |
| (b) Is there now or has there been any litigation involving the Property or any improvement therein alleging negligent or improper construction, defects, termites, and/or title problems? | | <input checked="" type="checkbox"/> | |
| (c) Has there been any award or payment of money in lieu of repairs for such a defective building product? | | <input checked="" type="checkbox"/> | |
| (d) Has any release been signed that would limit a future owner from making any claims in connection with Property? | | <input checked="" type="checkbox"/> | |
| (e) Has there been any fire, flood or wind damage which required repairs to Property in excess of \$500.00? | | <input checked="" type="checkbox"/> | |
| (f) Has there been any insurance claims filed on Property since you owned it? If yes, how many? _____ | | <input checked="" type="checkbox"/> | |

12. OTHER MATTERS:

- | | | | |
|--|-------------------------------------|-------------------------------------|--|
| (a) Have there been any inspections of the Property in the past year? If yes, by whom and of what type? <u>Termite 5/31/11 - no activity scheduled for 8/11</u> | <input checked="" type="checkbox"/> | | |
| (b) Was any dwelling on the Property or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location? <u>11/11 2112</u> | | <input checked="" type="checkbox"/> | |
| (c) Is any portion of the main dwelling a mobile, modular or manufactured home? <u>5/12</u> | | <input checked="" type="checkbox"/> | |
| (d) Has the Property been designated as historic or in a historic district where modifications and additions are limited? | | <input checked="" type="checkbox"/> | |
| (e) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed? | | <input checked="" type="checkbox"/> | |

13. COVENANTS, FEES AND ASSESSMENTS:

Is the Property part of a condominium, community association or subject to a Declaration of Covenants, Conditions and Restrictions (CC & Rs) or other similar restrictions?
 Yes
[IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].

14. AGRICULTURAL DISCLOSURE: Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?
 Yes

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

15. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES" or "OTHER": [Explanations should reference the number of the question for which more detailed information is being provided.]

Additional pages are or are not attached.

D. FIXTURES/ITEMS: (Check) only those fixtures/items below that are included in the sale of Property. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such fixtures/items checked are included in the sale of Property. Those fixtures/items listed below that are not checked shall not be included in the sale of Property.

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|---|---|---|--|
| <input type="checkbox"/> Above Ground Pool <i>in sunroom</i> | <input type="checkbox"/> Fence (Invisible) | <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Sump Pump |
| <input checked="" type="checkbox"/> Air Conditioning Window Unit | <input type="checkbox"/> Fence Pet Collar | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Surface Unit Cook Top |
| <input type="checkbox"/> Air Purifier | <input checked="" type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Mirror (Attached) | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Alarm System (Burglar) | <input checked="" type="checkbox"/> Gas Logs | <input type="checkbox"/> Outbuilding | <input type="checkbox"/> Swimming Pool Equipment (List below) |
| <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Gas Starter Key | <input type="checkbox"/> Outdoor Furniture | <input type="checkbox"/> Swing Set |
| <input checked="" type="checkbox"/> Alarm System (Smoke/Fire) | <input type="checkbox"/> Remote Control | <input type="checkbox"/> Outdoor Playhouse | <input checked="" type="checkbox"/> Switch Plate Covers |
| <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Screen/Door | <input type="checkbox"/> Perch swing | <input checked="" type="checkbox"/> Telephone/Data Jacks/Wires |
| <input checked="" type="checkbox"/> Arbor | <input type="checkbox"/> Wood Burning Insert | <input type="checkbox"/> Propane Gas/Fuel Oil Tanks | <input type="checkbox"/> Television Antenna |
| <input type="checkbox"/> Attic Fan (Whole House Fan) | <input type="checkbox"/> Fire Sprinkler System | <input type="checkbox"/> Above ground <input type="checkbox"/> Buried | <input type="checkbox"/> Television Cable/Jacks |
| <input type="checkbox"/> Attic Ventilator Fan | <input type="checkbox"/> Flag Pole | <input type="checkbox"/> Leased <input type="checkbox"/> Owned | <input checked="" type="checkbox"/> Thermostat <i>we bought new</i> |
| <input type="checkbox"/> Awning | <input checked="" type="checkbox"/> Garage Door Opener | <input type="checkbox"/> Propane/Fuel Oil in Tank | <input type="checkbox"/> Trash Compactor <i>made in</i> |
| <input type="checkbox"/> Basement/Crawl Space Ventilator Fan | <input checked="" type="checkbox"/> Remote Control | <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing |
| <input type="checkbox"/> Basketball Post & Goal | <input type="checkbox"/> Gas Grille | <input type="checkbox"/> Safe | <input type="checkbox"/> Tree House |
| <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Satellite Dish/Receiver | <input type="checkbox"/> Trellis |
| <input type="checkbox"/> Birdhouses | <input type="checkbox"/> Gates | <input type="checkbox"/> Sauna | <input type="checkbox"/> Vacuum System (Built-In) |
| <input type="checkbox"/> Boat Dock serving the Property | <input type="checkbox"/> Remote Control | <input type="checkbox"/> Sewage Pump | <input type="checkbox"/> Vacuum Attachments |
| <input checked="" type="checkbox"/> Carbon Monoxide Detector | <input type="checkbox"/> Gazebo | <input checked="" type="checkbox"/> Shelving Unit & System | <input type="checkbox"/> Vent Hood |
| <input type="checkbox"/> Ceiling Fan | <input checked="" type="checkbox"/> Hot Tub | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Washing Machine |
| <input type="checkbox"/> Remote Control | <input type="checkbox"/> Humidifier | <input checked="" type="checkbox"/> Shower Head/Sprayer | <input type="checkbox"/> Water Purification System |
| <input type="checkbox"/> Chandelier | <input checked="" type="checkbox"/> Ice Maker | <input checked="" type="checkbox"/> Smoke Detector | <input type="checkbox"/> Leased <input type="checkbox"/> Owned |
| <input type="checkbox"/> Dehumidifier | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Battery Operated | <input type="checkbox"/> Water Softener System |
| <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Interroom System | <input type="checkbox"/> Hard Wired | <input type="checkbox"/> Leased <input type="checkbox"/> Owned |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Landscape Irrigation System | <input type="checkbox"/> Speakers (Built-In) | <input type="checkbox"/> Weather Vane |
| <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Landscaping Lights | <input type="checkbox"/> Statuary | <input type="checkbox"/> Well Pump |
| <input type="checkbox"/> Dog House | <input checked="" type="checkbox"/> Light Bulbs | <input type="checkbox"/> Stepping Stones | <input checked="" type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Doorbell | <input checked="" type="checkbox"/> Light Fixtures (Except Chandeliers) | <input type="checkbox"/> Storage Building | <input checked="" type="checkbox"/> Window Treatments (including Hardware) |
| <input checked="" type="checkbox"/> Door & Window Hardware | <input checked="" type="checkbox"/> Mailbox | <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Wine Cooler |
| <input checked="" type="checkbox"/> Dryer | | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric | |
| <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric | | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | |

Other fixtures/items included in the sale of Property shall be: track lighting in kitchen ; garbage disposal
is this is a new one.

Other fixtures/items not included in the sale of Property shall be: _____

The common law of fixtures shall apply to fixtures not addressed herein. Those fixtures/items that are not included in the sale of Property shall remain Property of Seller and shall be removed prior to closing or the transfer of possession of Property to Buyer, whichever is later. Seller shall lose the right to remove any such fixtures/items not timely removed. In removing all fixtures/items, Seller shall use reasonable care to prevent damage and, if necessary, shall restore the area where the fixture / item has been removed to its original condition.

SELLER'S REPRESENTATION REGARDING SELLER'S PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: [Signature]

Date: _____

Seller: [Signature]

Date: _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's Property Disclosure Statement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____