



# **Bay Area Realty Services**

## **Acknowledgment of Receipt of Disclosures for 344 Greenpark Way (San Jose):**

1. **Seller Disclosures** (including the Transfer Disclosure Statement, Supplemental Seller's Checklist, Lead-Based Paint Disclosure, Residential Earthquake Hazards Report, Water Heater-Smoke-CO Detector Statement of Compliance, FIRPTA, San Jose Tree Disclosure, and Acknowledgment of Receipt of the Combined Residential Hazards Booklets)
2. **Preliminary Title Report**
3. **NHD (Natural Hazards Disclosure) Report**
4. **Termite Report**
5. **Property Inspection Report**
6. **Combined Residential Hazards Booklets**

**Buyer(s) have received and reviewed all of the above disclosures (provided by the listing agent) for 344 Greenpark Way (San Jose) prior to making their offer for the property.**

Buyer \_\_\_\_\_

Buyer \_\_\_\_\_



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**REAL ESTATE TRANSFER DISCLOSURE ("TDS")**  
 (Page 1 of 3 - Revised 11/11)



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Jose, COUNTY OF Santa Clara, STATE OF CALIFORNIA, DESCRIBED AS 344 Greenpark Way. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (DATE) 7/19 2016. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

**I. COORDINATION WITH OTHER DISCLOSURE FORMS:**

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase money liens on residential property).

**Substituted Disclosures:** The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: \_\_\_\_\_

**II. SELLER'S INFORMATION:**

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

**THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.**

Seller  is  is not occupying the property.

**A. The subject property has the items checked below (read across):**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Range   | <input checked="" type="checkbox"/> Oven  | <input checked="" type="checkbox"/> Microwave  |
| <input checked="" type="checkbox"/> Dishwasher  | <input checked="" type="checkbox"/> Trash Compactor                             | <input checked="" type="checkbox"/> Garbage Disposal   |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups                                    | <input checked="" type="checkbox"/> Smoke Detector(s)                           | <input checked="" type="checkbox"/> Rain Gutters   |
| <input checked="" type="checkbox"/> Burglar Alarms  | <input checked="" type="checkbox"/> Carbon Monoxide Device(s)*                  | <input type="checkbox"/> Fire Alarm  |
| <input checked="" type="checkbox"/> T.V. Antenna  | <input type="checkbox"/> Satellite Dish   | <input type="checkbox"/> Intercom  |
| <input checked="" type="checkbox"/> Central Heating   | <input checked="" type="checkbox"/> Central Air Conditioning                    | <input type="checkbox"/> Evaporator Cooler(s)  |
| <input checked="" type="checkbox"/> Wall/Window Air Conditioning                            | <input checked="" type="checkbox"/> Sprinklers (Front and Back Yard)            | <input checked="" type="checkbox"/> Public Sewer Systems   |
| <input type="checkbox"/> Septic Tank  | <input type="checkbox"/> Sump Pump  | <input type="checkbox"/> Water Softener  |
| <input checked="" type="checkbox"/> Patio/Decking   | <input type="checkbox"/> Built-in Barbeque                                      | <input type="checkbox"/> Gazebo  |
| <input type="checkbox"/> Sauna  | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier* | <input type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* <u>2</u>                               |
| <input checked="" type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safety Cover*  | <input checked="" type="checkbox"/> Automatic Garage Door Opener(s)*            | <input checked="" type="checkbox"/> Number of Remote Controls <u>2</u>   |
| <input type="checkbox"/> Security Gate(s)   | <input type="checkbox"/> Not Attached   | <input type="checkbox"/> Carport   |
| <input checked="" type="checkbox"/> Garage: <input checked="" type="checkbox"/> Attached    | <input type="checkbox"/> Solar  | <input type="checkbox"/> Electric  |
| <input type="checkbox"/> Pool/Spa Heater: <input type="checkbox"/> Gas                      | <input checked="" type="checkbox"/> Water Heater Anchored, Braced, or Strapped* | <input type="checkbox"/> Private Utility or Other  |
| <input checked="" type="checkbox"/> Water Heater: <input checked="" type="checkbox"/> Gas   | <input type="checkbox"/> Well   | <input type="checkbox"/> Water-Conserving Plumbing Fixtures  |
| <input checked="" type="checkbox"/> Water Supply: <input checked="" type="checkbox"/> City  | <input type="checkbox"/> Bottled  | <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* |
| <input checked="" type="checkbox"/> Gas Supply: <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Window Security Bars                                   |  |
| <input checked="" type="checkbox"/> Window Screens  |   |  |

[\*See related note, page 2]

Exhaust Fan(s) in 2 Bathrooms 220 Volt Wiring in Kitchen, Garage a hot tub, air conditioner  
 Gas Starter 1 Kitchen Fireplace(s) in Living room  
 Other: \_\_\_\_\_ Roof(s): Type Composite Shingles Age: 2 yrs (approx.)

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Yes  No.  
 If yes, then describe. (Attach additional sheets if necessary.): \_\_\_\_\_

Buyer and Seller acknowledge receipt of a copy of this page.

Seller's Initials (KB) (\_\_\_\_)

Buyer's Initials (\_\_\_\_) (\_\_\_\_)

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Date 7/19/16

PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Page 2 of 3):

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?  Yes  No. If yes, check appropriate space(s) below.

- Interior Walls  Ceilings  Floors  Exterior Walls  Insulation  Roof(s)  Windows  Doors  Foundation  Slab(s)
 Driveways  Sidewalks  Walls/Fences  Electrical Systems  Plumbing/Sewers/Septics  Other Structural Components

Describe:
If any of the above is checked, explain. (Attach additional sheets if necessary):

\*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1984, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with Section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

- 1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property
3. Any encroachments, easements or similar matters that may affect your interest in the subject property
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes
6. Fill (compacted or otherwise) on the property or any portion thereof
7. Any settling from any cause, or slippage, sliding, or other soil problems
8. Flooding, drainage or grading problems
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides
10. Any zoning violations, nonconforming uses, violations of "setback" requirements
11. Neighborhood noise problems or other nuisances
12. CC&R's or other deed restrictions or obligations
13. Homeowners' Association which has any authority over the subject property
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)
15. Any notices of abatement or citations against the property
16. Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others)

If the answer to any of these is yes, explain. (Attach additional sheets if necessary):
R. Backyard fencing shared with 2 neighbors

D. Seller Certification:

- 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Kathy Booth Date July 19, 2016
Seller Date

Seller's Initials (KB) Buyer and Seller acknowledge receipt of a copy of this page. Buyer's Initials

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**III. AGENT'S INSPECTION DISCLOSURE:**

(To be completed only if the Seller is represented by an agent in this transaction.)

**THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:**

- Agent notes no items for disclosure.
- Agent notes the following items:

*Some cracks in the driveway, walkway, and back patio concrete. Some minor scratches and peeling in the wood laminate flooring (especially in the kitchen and dining areas), some stains in the living room carpet*

Agent (Broker Representing Seller) Bay Area Realty Services By [Signature] Date 7/19/16  
(Please Print) (Associate Licensee or Broker Signature)

**IV. AGENT'S INSPECTION DISCLOSURE:**

(To be completed only if the agent who has obtained the offer is other than the agent above.)

**THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:**

- Agent notes no items for disclosure.
- Agent notes the following items:

Agent (Broker obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

**V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.**

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.**

Seller [Signature] Date July 19, 16 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) Bay Area Realty Services By [Signature] Date 7/19/16  
(Please Print) (Associate Licensee or Broker Signature)

Agent (Broker obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

NOTE: EXEMPT TRANSFERS (TDS not required) include, but are not limited to, the following: transfers by a fiduciary of a decedent's trust or estate; transfers by foreclosure of trustee's sale or by deed in lieu of foreclosure; transfers to a spouse or a direct blood relative; transfers among co-owners; transfers requiring a "public report" (Bus. & Prof Code § 11018.1) or pursuant to Bus. & Prof Code § 11010.4.



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PRDS® SUPPLEMENTAL SELLER'S CHECKLIST



Property: 344 Greenpark Way San Jose, CA 95136

Date: 7/19/16

THE INFORMATION ENTERED ON THIS FORM IS PROVIDED BY SELLER ONLY. THIS DOCUMENT IS SOLELY A SUPPLEMENTAL DISCLOSURE; IT IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, ANY PART OF THE RELATED PURCHASE CONTRACT.

CAUTION TO SELLER: Seller must understand the importance and significance of Seller's disclosure obligations. Seller needs to take the time to carefully and fully complete all questions in this Checklist, including, but not limited to, providing a detailed explanation for all questions responded to with "yes." If Seller needs help in completing Seller's disclosure obligations, including what to disclose and how to disclose it, Seller should consult with Seller's own real estate attorney. Brokers cannot determine the legal sufficiency of any disclosure. In completing this Checklist, Seller should consider the following:

- Seller must disclose anything that is known to Seller that materially affects the value or desirability of the Property;
It is always prudent for Seller to disclose and explain rather than remain silent;
Seller can reduce the risk of subsequent disputes, claims, and litigation by making full disclosure to Buyer;
Prior to completing this Checklist, Seller should review all existing documents in Seller's possession, including, but not limited to, past and current reports, inspections, disclosures, repair estimates, and invoices. Seller should provide these documents to Buyer with this Checklist;
Seller should disclose all past and current problems, even those that have undergone repair, and should describe repairs that have been made;
If Seller does not know the answer to any question, then Seller is "not aware" of that issue and should answer "No."

CAUTION TO BUYER: Buyer is responsible for conducting Buyer's own investigations into any and all issues which impact the value and desirability of the Property, whether or not the issue is referenced in any advertisement or discussed in the Seller's or Broker's disclosure documents or by any advisories received by Buyer. Buyer must bear in mind that a property may suffer defects or deficiencies of which neither Seller nor Broker is aware. Buyer should also recognize that not all issues can be objectively determined, and some issues can have varying impacts on different people, since some people may be more sensitive than others. Buyer is urged to do all of the following:

- Carefully read the information contained in this Checklist, along with any advisories, disclosures, inspections, and/or reports Buyer receives from any source;
Conduct additional/further investigations and inspections regarding any issues that concern Buyer which are raised by this Checklist and/or by any advisories, disclosures, inspections, and/or reports received by Buyer from any source;
Thoroughly and thoughtfully inspect and evaluate the Property and, in doing so, meet Buyer's obligation to protect Buyer, including those facts which are known to or within the diligent attention and observation of the Buyer;
Engage qualified professionals to evaluate all aspects of the Property and to consult all appropriate governmental agencies as part of Buyer's evaluation of the Property, preferably during Buyer's property condition contingency, if any;
Recognize that this Checklist does not include questions regarding every conceivable issue. If Buyer has any concerns, questions, or special needs that are not discussed in this Checklist, then Buyer should prepare Buyer's own written questions and request that Seller provide written responses to those questions prior to removal of Buyer's property condition contingencies, if any.

The information provided in this Checklist is from the Seller and not the Broker or individual real estate licensees. Unless specified in writing, the real estate licensees involved in the transaction have not verified, and will not verify, any of the information provided by Seller. Although licensed to list, sell, and lease real estate, Broker may not have expertise on the information in this Checklist.

SELLER SHALL RESPOND TO EACH AND EVERY ONE OF THE FOLLOWING QUESTIONS:
If Seller is aware of any negative condition or circumstance, whether past or present, and whether or not previously repaired, relating to any item that Seller has identified, Seller shall explain the underlying facts in detail in the space provided. (If necessary, use additional pages.)

1. GENERAL PROPERTY INFORMATION:

A. Approximate lot size: 6,420 Sq Ft Source: County Records
B. Approximate house square footage: 1,581 Sq Ft Source: County Records
C. Approximate year house was built: 1973 Source: County Records
D. Number of years you have owned the Property: 2 years Lived at Property: 9 years

ATTENTION: See PRDS San Mateo/Santa Clara Counties Advisory Regarding Building Permits/Non-Permitted Construction.

2. ALTERATIONS, ADDITIONS AND REPAIRS:

A. DURING YOUR OWNERSHIP: List below all alterations, additions and repairs made and designate the permit status for each item if applicable. Provide copies of permits and other Seller documentation in your possession related to each item (List on attached PRDS Transmittal of Documents or equivalent form). [UNK = UNKNOWN]

Table with 5 columns: Description, Date, Permit Issued (YES, NO, UNK), Permit Final (YES, NO, UNK), Other Documentation (YES, NO). Rows are blank for entry.

Seller's Initials ( [Signature] ) ( )

Buyer's Initials ( ) ( )



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B. PRIOR TO YOUR OWNERSHIP: List below all alterations, additions and repairs made and designate the permit status for each item if applicable. Provide copies of permits and other Seller documentation in your possession related to each item (List on attached PRDS Transmittal of Documents or equivalent form). [UNK = UNKNOWN]

Description:	Date:	Permit Issued	Permit Finaled	Other Documentation
Remodelled Kitchen	2014	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

C. PRIOR REPORTS, INSPECTIONS AND DISCLOSURES:

Identify and provide all prior written reports, inspections and disclosures (e.g., Transfer Disclosure Statement, supplemental disclosures) received by you at the time of your purchase and during your ownership relating to the Property.

Are you aware of any oral/verbal inspections/reports regarding the Property and/or the neighborhood that would adversely affect its desirability or value? If Yes, describe:

3. CRACKS, SETTLEMENT, MOVEMENT, SLIPPAGE or INSTABILITY:

A. Are you aware of past or present (including previously repaired) CRACKS in any of the following? foundation, foundation jacks/pier supports/shims, steps, stairs, basement, crawl space, retaining walls, boundary walls, chimney, doorways, interior walls, exterior walls, ceilings, walkways, sidewalks, driveway, patio, floors, slabs, beams, OTHER: Seller is not aware of any of the above.

B. Are you aware of past or present (including previously repaired) SETTLEMENT, MOVEMENT, SLIPPAGE or INSTABILITY in any of the following? foundation, foundation jacks/pier supports/shims, steps, stairs, basement, crawl space, retaining walls, boundary walls, chimney, doorways, interior walls, exterior walls, ceilings, walkways, sidewalks, driveway, patio, floors, slabs, beams, OTHER: Seller is not aware of any of the above.

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation. Minor Cracking of some interior and exterior walls, which have been fixed. Driveway, walkway and patio concrete have some minor cracks.

4. SOILS:

A. To your knowledge, does there exist, or are you aware of, any history of the following? Your Property, Adjacent Properties. 1. Landfill (of any material), grading, cut/fill, compaction. 2. Other soils work: Seller is not aware of any of the above.

B. Seller is not aware of any of the above.

For each box checked, identify its location and provide a separate and detailed explanation. Provide all documentation.

C. Are you aware of any past or present problems and/or other issues relating to any of the items checked in 4A and/or any of the following? Your Property, Adjacent Properties. 1. Seasonal expansion or contraction of clay or other types of soils. 2. Landfill (of any material), grading, cut/fill, compaction. 3. Settlement. 4. Slippage/sliding, ground movement. 5. Erosion. 6. Other soils conditions or work: Seller is not aware of any of the above.

D. Seller is not aware of any of the above.

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

Seller's Initials (KB) ( )

Buyer's Initials ( ) ( )



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5. SURFACE/SUB-SURFACE WATER/MOISTURE CONTROL:

A. To your knowledge, does there exist, or are you aware of any history of, any of the following?

Table with 3 columns: Question, Your Property, Adjacent Properties. Rows 1-11 list water-related issues like standing water, flooding, high water table, etc.

B. [X] Seller is not aware of any of the above.

C. Are you aware of any past or present problems/issues relating to any items checked in 5A? YES [ ] NO [X]

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

6. INTERIOR ELEMENTS: To your knowledge, does there exist, or are you aware of any history of, the following?

- A. Squeaking, sloping or out-of-level floors YES [X] NO [ ]
B. Stains, scratches, discoloration, warping, cupping, chipping, cracking, sponginess, water damage or other defects... YES [X] NO [ ]
C. Carpets that are damaged or defective... YES [X] NO [ ]
D. Windows/doors that leak, stick or bind... YES [ ] NO [X]
E. Windows/doors that are drafty... YES [ ] NO [X]
F. Glass in any window, skylight, door... YES [ ] NO [X]
G. Glass in any window, skylight, door... YES [ ] NO [X]
H. Seal failure or other defect in any multi-pane... YES [ ] NO [X]
I. Shutters (interior), blinds and/or other window coverings... YES [ ] NO [X]

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

- A. Property Inspector noted that the Master Bedroom floor is slightly out of level, but easy to fix (by raising 1 jack)
B. Some scratches and peeling of the wood laminate flooring + some carpet stains in living room

7. HEATING SYSTEM:

A. Describe the type of heating system in the Property. (If there are multiple systems, account for each.)

Central Forced Air (Heating and Cooling) System

- B. Have you ever used any supplemental heating devices... YES [ ] NO [X]
C. Are you aware of any problems with or repairs to any aspect of the heating system? YES [ ] NO [X]
D. Are any bedrooms or other major rooms not directly served by the heating system? YES [ ] NO [X]
E. What is the approximate age of the heating system? Years: Unknown
F. When was the heating system last serviced and by whom? Date: 2015 By: Raul De Leon

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

8. AIR CONDITIONING ("A/C"): [ ] Not Applicable (Property does not have A/C.)

A. Describe the type of A/C in the Property. (If there are multiple systems/zones, account for each.)

Central Forced Air System

B. Are you aware of any problems with or repairs to any aspect the A/C? YES [ ] NO [X]

Seller's Initials ( [Signature] ) ( )

Buyer's Initials ( ) ( )



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- C. Are any bedrooms or other major rooms not directly served by A/C?..... YES  NO
- D. What is the approximate age of existing A/C system(s)? Years: Unknown
- E. When was each A/C system(s) last serviced and by whom? Date: 2015 By Raul De Leon

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

9. ROOFS/GUTTERS/SIDING: Are you aware of any history of:

- A. Leaks in, from, or through the
  - 1. Roof of any structure at the Property? ..... YES  NO
  - 2. Decks or balconies that are roof surfaces? ..... YES  NO
  - 3. Siding, windows, skylights, gutters, downspouts, eaves or awnings?..... YES  NO
- B. Blockages in gutters and/or downspouts? ..... YES  NO
- C. Repair, restoration, replacement (full or partial) on the
  - 1. Roof of any structure at the Property? ..... YES  NO
  - 2. Decks or balconies that are roof surfaces? ..... YES  NO
  - 3. Siding, windows, skylights, gutters, downspouts, eaves or awnings?..... YES  NO
- D.  Seller is not aware of any of the above.

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

10. ELECTRICAL SYSTEMS, FIXTURES AND APPLIANCES: To your knowledge, does there exist, or are you aware of any history of any of, the following:

- A. Failure and/or repair of any electrical fixtures, devices or appliances? ..... YES  NO
- B. Dimming and/or flickering of lights? ..... YES  NO
- C. Blown fuses and/or tripped circuit breakers? ..... YES  NO
- D. Electrical repair, installation or other electrical work performed by you or by any other person, licensed or unlicensed, with or without a permit?..... YES  NO
- E. Photovoltaic/solar electrical generation?  Owned  Leased  Financed YES  NO

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

11. TELEVISION/PHONE/ELECTRONICS:

- A. Your phone service is provided by:  Land line  Cellular  Satellite  Internet (e.g., VOIP)  Other \_\_\_\_\_  None
  - 1. Are you aware of any problems with wireless or other phone reception at the Property? ..... YES  NO
  - 2. Your service provider(s): \_\_\_\_\_
- \*\*\*\*Note: Not all areas are serviced by cell phone service providers.
- B. Is the Property equipped with an integrated phone systems (e.g., intercom, security systems, gates, or other functions)? ..... YES  NO
- C. Your television reception is provided by:  Cable  Satellite Dish  Antenna  Internet  Other \_\_\_\_\_  None
  - 1. Have you ever experienced any ongoing or recurring problems with your reception? ..... YES  NO
  - 2. Your service provider(s): DIRECT TV
- D. Your internet service used at the Property is provided by:  Cable  Satellite Dish  Public WiFi  Other \_\_\_\_\_  None used at Property
  - 1. Have you ever experienced any ongoing or recurring problems with your connectivity? ..... YES  NO
  - 2. Your service provider(s): ATT
- E. Is the Property wired for an integrated multimedia system? ..... YES  NO
- 1. Have you ever had problems with the installed wiring? ..... YES  NO
- F. Existing security systems, services and/or devices:
  - 1. Is the Property equipped with an alarm system? Wired, but not currently active ..... YES  NO
  - Leased  Owned  Auditory  "Central Station"
  - 2. Is the Property equipped with a video surveillance system? Wired but not hooked up ..... YES  NO
  - 3. Is the Property equipped with automatic security lighting system? Above garage door ..... YES  NO

Seller's Initials ( RL ) ( \_\_\_\_\_ )

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )





Property: 344 Greenpark Way San Jose, CA 95136

Date: 7/19/16

- F. Have you ever been notified or advised that any part of your Septic System is in need of replacement or repair for present usage? ..... YES  NO
- G. Have you been informed by any advisory, notification, inspection report or other source that:
  - 1. The current Septic System may preclude or limit expansion of living space at the Property? ..... YES  NO
  - 2. Soils conditions may preclude or limit expansion of the Septic System? ..... YES  NO
- H. Are you aware of any present or contemplated governmental plans, measure, or requirements that:
  - 1. May require hook-up or conversion to a public sewer system? ..... YES  NO
  - 2. May require that the septic system be inspected, replaced or upgraded? ..... YES  NO

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

16. LANDSCAPING/IRRIGATION:

- A. Does the Property have:
  - 1. A sprinkler system?  Manual  Automatic  None
  - 2. A drip system?  Manual  Automatic  None
  - 3. Exterior landscape lighting? ..... YES  NO
  - 4. A pond, waterfall, or other decorative water-related feature? ..... YES  NO
  - 5. A play structure? If yes, describe below the anchoring mechanism ..... YES  NO
- B. Are you aware of any existing defects, deficiencies or malfunctions in any of the above? ..... YES  NO
- C. Are you aware of any repairs, modifications, or replacement to any of the above? ..... YES  NO
- D. Does any sprinkler direct (or has it directed) water onto any siding, window or other surface of the structure? ..... YES  NO
- E. Are you aware of any diseases or infestations affecting trees or other plantings at or near the Property? If yes, describe below, including any treatment. YES  NO
- F. Identify below the gardening service provider, cost, and frequency of service: \_\_\_\_\_

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

17. SWIMMING POOL/SPA:  Not Applicable

- A. Does the pool have a heating system?.  Gas  Electric  Solar  Other \_\_\_\_\_  None
- B. Does the spa have a heating system?.  Gas  Electric  Solar  Other \_\_\_\_\_  None
- C. When was the pool heater last utilized? \_\_\_\_\_ When was the spa heater last utilized? 3 years ago
- D. Identify the pool/spa service provider, cost, frequency, and date last serviced. \_\_\_\_\_

- E. Are you aware of past or present defects, deficiencies, or malfunctions regarding:  the pool and/or spa or related equipment  pool and/or spa surfaces  decking or coping  pool and/or spa alarms  lighting, ladders, slides or diving boards  pool and/or spa covers or enclosures  water leakage from the pool/spa
- F. Any repairs having been performed on the pool, spa, or related equipment? ..... YES  NO

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

The SPA was last used ~ 3 years ago. It hasn't been used since then. It may need reprogramming and/or other maintenance to start using it again

18. ANIMALS: Are you aware of:

- A. The current or prior presence at the Property or in the neighborhood of:  cattle  horses  mountain lions/bobcats  feral or other cats  coyotes/wolves/dogs  bears  racoons/opossum/skunks  gophers/moles  bats  squirrels/other rodents  turkeys/chickens/ducks  crows/pigeons/hawks  snakes  frogs  ants/spiders/other insects  noise or odor-generating birds/other animals  other \_\_\_\_\_

For each box checked in Paragraph 18, provide detailed explanation.

I have had dogs here as family pets

- B. Pets or other animals at the Property? ..... Dogs ..... YES  NO   
If yes, indicate the type or breed, number, and when they were present at the Property.  
Standard Poodles

- C. Animal urine, feces, or spray coming in contact with any walls, flooring, carpets/pads or other interior surfaces? YES  NO

Seller's Initials ( KPS ) ( \_\_\_\_\_ )

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )



Property: 344 Greenpark Way San Jose, CA 95136

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- 4. Is the Property equipped with electronically activated gates? ..... YES  NO
- 5. Have you ever had problems with the any of the above? ..... YES  NO

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

12. WATER SUPPLY/PLUMBING SYSTEMS (INCLUDING WATER, NATURAL GAS, AND PROPANE):

- A. Are you aware of any past or present plumbing (including water, natural gas and propane problem?..... YES  NO
- B. Has any repair, installation or work relating to water, natural gas or propane systems been undertaken at the Property?..... YES  NO
- C. To your knowledge, have any plumbed appliances (e.g., refrigerator ice maker/water dispenser, instant hot water) or other plumbing-related systems ever failed to operate properly? ..... YES  NO
- D. Are you aware of any past or present water pipe leakage or flooding in the interior of the Property?..... YES  NO
- E. Have you ever experienced;
  - 1. High or low water pressure problems at the Property? ..... YES  NO
  - 2. Any problem with water supply, purity, quality or taste? ..... YES  NO
  - 3. Excessive delays in drawing hot water to any faucet? ..... YES  NO
  - 4. Any rust, sediment or discoloration in your water? ..... YES  NO
  - 5. Any sinks, tubs and/or showers that drain slowly? ..... YES  NO
- F. Does the property have an operating:
  - 1. Water softener?  Owned  Leased  None ..... YES  NO
  - 2. Purification system?  Owned  Leased  None ..... YES  NO
  - 3. Hot water circulating system? ..... YES  NO
- G. Is your water supply fluoridated? ..... YES  NO

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

13. WELL/PRIVATE WATER SYSTEM:  Not Applicable  If Applicable attach PRDS Well/Private Water System Checklist

14. SEWER SYSTEM:  Not Applicable

- A. Have you had your waste or sewer lines snaked or rooted within the last 5 years? ..... YES  NO   
If yes: How many times? \_\_\_\_\_ When? \_\_\_\_\_ Service provider? \_\_\_\_\_
- B. Are you aware of any past or present blockage, backup, overflow or other failure of the sewer system? (This includes toilets, tubs, kitchen and bathroom sinks, etc.) ..... YES  NO
- C. Are you aware of any current government-imposed inspection, repair or upgrade requirement (e.g., sewer lateral tests) applicable to the Property? ..... YES  NO
- D. To your knowledge, is the Property equipped with any booster or other pump system related to the sewer system? ..... YES  NO
- E. Have you ever been notified or advised that your sewer line is offset, displaced, collapsing or in need of repair or replacement? ..... YES  NO

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

15. SEPTIC SYSTEM:  Not Applicable

"Septic System" as used herein includes the septic tank, leach lines, drain fields, and all related components.

- A. If you are aware of the material ( e.g., concrete, redwood, etc.) of which the septic tank is constructed, describe: \_\_\_\_\_
- B. Within the last five years, with what frequency has the septic tank been pumped? \_\_\_\_\_  
When was it last pumped? \_\_\_\_\_ By whom? \_\_\_\_\_
- C. Are you aware of any past or present blockage, backup, overflow or other failure of the Septic System? YES  NO   
If yes, explain where, when, and frequency. \_\_\_\_\_
- D. To your knowledge, is the Property equipped with any booster or other pump system related to the septic system? ..... YES  NO
- E. Are you aware of any previous repairs, replacements, relocations or expansions of the Septic System? YES  NO

Seller's Initials ( YB ) ( \_\_\_\_\_ )

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )



Property: 344 Greenpark Way San Jose, CA 95136 Date: 7/19/16

- D. Staining, spotting, discoloration, warping or any other damage to any walls, flooring, carpets/pads or other interior surfaces relating to animal urine, feces, or spray? ..... YES  NO
- E. Animal-related odors at the Property at any time of the year (e.g., during warm temperatures)? ..... YES  NO
- F. Ticks, fleas or other pet-related insect problems at the Property? ..... YES  NO
- G. Any treatment or process employed to eradicate pet-related odors, stains, or other problems? ..... YES  NO
- H. Animals/pets buried on the property? ..... YES  NO

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

19. NEIGHBORHOOD CONDITIONS:

- A. NOISE: Is noise related to any of the following noticeable at the Property?  vehicular traffic  railroad, train, light rail, BART, or other rail traffic  schools or parks  aircraft (Note: a city mandated disclosure(s) may be required)  construction activity  business, recreational, commercial or institutional facilities (e.g., daycare, religious, residential care)  entertainment complexes, amphitheaters or other venues  music, shouting, parties, sporting or other events  events, gatherings or traditions (e.g., parades, block parties, holiday decorations, sporting events)  neighbors  dogs, cats, birds or other animals  power lines, transformers, other electrical power equipment  air conditioner, other appliances, generators, or pool equipment  adjacent properties, common walls, floors, common areas (e.g., condominiums, PUD, etc.)  Other \_\_\_\_\_  None

- B. OTHER NEIGHBORHOOD CONDITIONS: Are you aware of any of the following, whether past or present, on or near the Property:
  - 1. Issues related to:  in-home businesses  local businesses  schools  religious facilities  entertainment or sporting venues  traffic congestion  excess speed  hampered driveway ingress or egress  limited or congested on-street parking  periodic or seasonal limited parking or traffic congestion  loitering  Other \_\_\_\_\_  None
  - 2. Is the Property situated on or near a bus route? ..... YES  NO
  - 3. Any ongoing, planned or proposed construction at, on, or within any neighboring property or public facility or right of way? ..... YES  NO
  - 4. Odors in the neighborhood that have been noticeable at the Property? ..... YES  NO
  - 5. Neighborhood litter or debris that reflects on or otherwise affects the Property? ..... YES  NO
  - 6. Burglaries, assaults or other crimes in the neighborhood? ..... YES  NO
  - 7. Property or neighborhood conditions or circumstances beyond those referred to above that might reasonably affect the value or desirability of the Property? ..... YES  NO
  - 8. Any complaints to police or other governmental authorities regarding any neighborhood condition?.. YES  NO

If yes, explain in detail and provide all documents: Ambient noise from Branham Ln

- 20. ENVIRONMENTAL ISSUES: Are you aware of any of the following, whether past or present, on or near the Property?
  - A. Asbestos (e.g., in sprayed ceiling materials, furnace ducting, etc.)? ..... YES  NO
  - B. Mold, fungus or spores? ..... YES  NO
  - C. Environmental inspections or tests? ..... YES  NO
  - D. Odors, whether persistent, recurrent, occasional or seasonal? ..... YES  NO
  - E. The manufacture, storage, disposal, release, use or sale of illegal controlled substances, and/or any chemicals or substances used in the manufacture or preparation thereof? ..... YES  NO
  - F. Above-ground or underground storage tank for the purpose of storing of heating oil, gasoline/diesel or any other fluid? ..... YES  NO
  - G. The disposal, leakage or spills of motor oil, heating oil, solvents or other hazardous chemicals or substances from storage tanks or other sources? ..... YES  NO
  - H. The removal of any storage tank? ..... YES  NO

For each box checked in Paragraph 20, describe the circumstances and the present status and details of any remediation or cleanup, including the date and any public agency involvement; and provide all permits and documentation.

- 21. GOVERNMENTAL ISSUES: Are you aware of any of the following, whether past or present, on or applicable to the Property?
  - A. The existence or pendency of any applicable rent control ordinance? ..... YES  NO
  - B. Bonds, fees or assessments, current or proposed, that do not appear on the Property Tax bill? ..... YES  NO
  - C. Restrictions on use of the Property other than those imposed by zoning laws or CC&Rs? ..... YES  NO

Seller's Initials ( KAB ) ( \_\_\_\_\_ ) Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )  
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- D. Existing or contemplated building or other moratoria (e.g., single story overlays) that would apply to the Property? ..... YES  NO
- E. Notice or investigation of violation initiated by any governmental authority currently pending or contemplated? YES  NO
- F. The existence or pendency of any stop work order, order to abate or notice of code or other violation or dangerous condition?..... YES  NO
- G. Government-imposed requirement or order that brush, trees, grass or other vegetation at the Property be cleared or that flammable materials be removed?..... YES  NO
- H. Government-mandated tree (or other landscaping) planting, removal, replacement, or cutting restrictions? ..... YES  NO
- I. Ongoing or contemplated eminent domain, condemnation or annexation process or proceedings?... YES  NO
- J. Current or contemplated construction, reconfiguration, conversion or closure of any nearby schools? ... YES  NO
- K. Current or contemplated construction, reconfiguration or closure of nearby roadways, traffic signals or signs? ..... YES  NO
- L. Current or contemplated construction, reconfiguration or closure of nearby parks/recreational facilities? YES  NO
- M. Is the Property situated in an unincorporated area of the County? ..... YES  NO

If yes is entered as to any of the above, explain in detail and provide all documents: \_\_\_\_\_

**22. TITLE/OWNERSHIP/LITIGATION:**

- A. Are you aware of:
  - 1. Any use of the Property or a portion of the Property by a non-owner (e.g., as a pathway, driveway, landscaping, etc.)?..... YES  NO
  - 2. Any claim by a non-owner as to an ownership interest or right to possess or use the Property or.. any part of the Property (e.g., license, prescriptive easement)?..... YES  NO
  - 3. Current or contemplated legal proceedings (e.g., probate, trust, guardianship, quiet title, specific performance)? ..... YES  NO
  - 4. Perimeter fences, walls or other constructed or natural borders relating to the Property that may be situated off the true Property line? ..... YES  NO
  - 5. Encroachment from a neighboring property onto the subject Property or from the subject Property onto a neighboring property (e.g., fences, walls, structures or other improvements)? ..... YES  NO
  - 6. Any lease or rental agreement that is, or is claimed to be, currently in effect? ..... YES  NO
- B. Is access to the Property a shared driveway or private road?..... YES  NO 
  - 1. If yes, indicate whether there are any agreements relating to use, ownership or maintenance. (If written, provide copy or if oral, describe below.)
  - 2. Have there been any disputes, disagreements or failures to perform? ..... YES  NO
- C. Do you have or intend to utilize a power of attorney in conjunction with the sale of the Property?..... YES  NO

If yes is entered as to any of the above, explain in detail and provide all documents: \_\_\_\_\_

**23. HOMEOWNER'S INSURANCE COVERAGE AND CLAIMS HISTORY:**

- A. Within the past five years have there been any insurance claims made by you or anyone else relating to the Property? If yes, identify the following as to each claim (use additional pages, if necessary): ..... YES  NO 

Name of Claimant \_\_\_\_\_ Insurance Company \_\_\_\_\_  
 Policy Number \_\_\_\_\_ Approximate Date of Claim \_\_\_\_\_  
 Nature of the claim, and how resolved, if known \_\_\_\_\_
- B. Within the past five years has any insurance company refused to issue or renew any policy of insurance relating to the Property? If yes, please indicate the following (use additional pages, if necessary): ..... YES  NO 

Approximate date of such refusal \_\_\_\_\_ Insurance Company \_\_\_\_\_  
 The basis of the refusal, if known \_\_\_\_\_
- C. Apart from any other insurance requirements, has your lender required you to carry flood or earthquake insurance? ..... YES  NO

If yes is entered as to any of the above, explain in detail and provide all documents: \_\_\_\_\_

**24. GENERAL:** Are you aware of:

- A. Any of the following having been filled in, removed, abandoned or not in use at the Property?  pool/spa  pond  septic tank/pit  leach line/field  oil, gas or water tank  well  related equipment  None
- B. Any fire, interior or exterior (including chimney flue fire), having ever occurred at the Property? ..... YES  NO

Seller's Initials ( KPS ) ( \_\_\_\_\_ )

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )



Property: 344 Greenpark Way San Jose, CA 95136 Date: 7/19/16

- C. Any appliances or any electrical, plumbing or other systems (e.g., heating/A/C, etc.) or any areas of the Property that have not been used within the past twelve months? ..... YES  NO
- D. Any exterior locks without keys? If yes, identify below ..... YES  NO
- E. A notice of default recorded against the Property? ..... YES  NO
- F. Whether the Property is presently subject or soon to be made subject to the jurisdiction of the federal bankruptcy court? ..... YES  NO
- G. The Property being designated as "historic"? ..... YES  NO
- H. Any death, natural or otherwise, having occurred anywhere on the Property within the past three years? YES  NO

If yes is entered as to any of the above, explain in detail and provide all documents: \_\_\_\_\_

25. ADDITIONAL INFORMATION NOT OTHERWISE DISCLOSED ABOVE (Use additional sheet, if necessary):

Seller certifies that the information set forth in this document is true and correct to the best of Seller's knowledge as of the date signed below:

Date July 19, 16 Seller KATHY BOOTH Seller Kathy Booth  
(print name)

Date \_\_\_\_\_ Seller \_\_\_\_\_ Seller \_\_\_\_\_  
(print name)

Buyer hereby acknowledges receipt of a copy of this document:

Date \_\_\_\_\_ Buyer \_\_\_\_\_ Buyer \_\_\_\_\_  
(print name)

Date \_\_\_\_\_ Buyer \_\_\_\_\_ Buyer \_\_\_\_\_  
(print name)



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**CERTIFICATION OF COMPLIANCE WITH WATER HEATER, SMOKE DETECTOR AND CARBON MONOXIDE DEVICE REQUIREMENTS**



**Property:** 344 Greenpark Way San Jose, CA 95136

**WATER HEATER COMPLIANCE**

For purposes of reducing the serious threat of fire, explosion or electrocution resulting from water heaters that may overturn or suffer damage in an earthquake, California Health and Safety Code sections 19211 and 19212 require that all water heaters, whether new or old, be braced, anchored or strapped to resist falling or horizontal displacement due to seismic motion. **There are no exceptions to this requirement.** Compliance must be certified at the point of transfer of title or at the commencement of the Lease.

While the California Plumbing Code provides specific guidance as to the manner and means of securing water heaters, Seller/Owner is advised that different or additional requirements may be imposed by local ordinance. Seller/Owner is, therefore, encouraged to inquire of local code enforcement officers in regard thereto and to engage a competent plumber or other building professional to undertake any needed action and to assure compliance.

**Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding water heater bracing, anchoring and strapping.**

Date: July 19, 2016

Seller/Owner: Kathy Booth

Seller/Owner: \_\_\_\_\_

**SMOKE DETECTOR AND CARBON MONOXIDE DEVICE COMPLIANCE**

Dwelling units (including, without limitation, single family residences) intended for human occupancy are, upon transfer of title (or in the case of a lease), required to be equipped with operable smoke detector(s) and, as of July 1, 2011, carbon monoxide device(s) of the type and in a manner specified by the State Fire Marshall. Compliance must be certified by close of escrow or at commencement of the lease. California Health & Safety Code section 13113.7 and 13260, et seq. Local ordinances and building codes may add additional requirements and should be consulted as to where (i.e., what placement within sleeping areas, hallways leading to sleeping areas, within staircases, etc.) smoke detector(s) and carbon monoxide device(s) should be located for optimal performance and for full code compliance.

**Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding the installation of operable smoke detectors and carbon monoxide devices.**

Date: July 19, 2016

Seller/Owner: Kathy Booth

Seller/Owner: \_\_\_\_\_

**Buyer/Tenant hereby acknowledges receipt of a copy of the above certification(s).**

Date: \_\_\_\_\_

Buyer/Tenant: \_\_\_\_\_

Buyer/Tenant: \_\_\_\_\_



# PRDS® LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE AND ACKNOWLEDGMENT

Revision Date 1/11



www.prdforms.com

This Disclosure applies to the Real Estate  Purchase  Lease/Rental Contract ("Contract") for 344 Greenpark Way

City of San Jose County of Santa Clara, California ("Property").

### LEAD WARNING STATEMENT

**PURCHASE AND SALE:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

**LEASE:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

#### 1. SELLER/LESSOR DISCLOSURE

- a) Seller/Lessor has *no knowledge* of lead-based paint and/or lead-based paint hazards at the Property *other than as follows*: \_\_\_\_\_ (use additional sheet, if necessary)
- b) Seller/Lessor has *no reports or records* pertaining to lead-based paint and/or lead-based paint hazards at the Property that have been received by Buyer/Lessee or are provided as an attachment (please list reports), other than as follows: \_\_\_\_\_ (use additional sheet, if necessary)
- c) Buyer/Lessee has received, or is receiving as an attachment hereto, the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent booklet approved for Federal and State use.
- d) Sales Transactions Only: Buyer shall have ten days from Acceptance (unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: July 19, 16 Seller/Lessor: Kathy Booth KATHY BOOTH  
(SIGNATURE) (PRINTED NAME)

Date: \_\_\_\_\_ Seller/Lessor: \_\_\_\_\_  
(SIGNATURE) (PRINTED NAME)

#### 2. ACKNOWLEDGMENT BY AGENT FOR SELLER/LESSOR

Agent has informed Seller/Lessor of Seller's/Lessor's obligations under 42 U.S.C. §4852(d) and is aware of said Agent's duty to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: 7/19/16 Seller's/Lessor's Agent: George Sudol George Sudol  
(SIGNATURE)

Print Name: George Sudol Company Name: Bay Area Realty Services

#### 3. BUYER/LESSEE ACKNOWLEDGMENT

- a) I (we) have received the "Lead Warning Statement" above.
- b) I (we) have received the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for Federal and State use.
- c) Sales Transactions Only: Buyer acknowledges a right (exercisable within ten days of Acceptance, unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: \_\_\_\_\_ Buyer/Lessee: \_\_\_\_\_  
(SIGNATURE) (PRINTED NAME)

Date: \_\_\_\_\_ Buyer/Lessee: \_\_\_\_\_  
(SIGNATURE) (PRINTED NAME)

#### 4. ACKNOWLEDGMENT BY AGENT FOR BUYER/LESSEE

Agent has informed Seller/Lessor (through Seller's/Lessor's Agent, if the Property is listed), of Seller's/Lessor's obligations under 42 U.S.C. §4852(d) and is aware of the duty of Agent for Buyer/Lessee to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: \_\_\_\_\_ Buyer's/Lessee's Agent: \_\_\_\_\_  
(SIGNATURE)

Print Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

# California Residential Disclosure Report

Property Address: 344 GREENPARK WAY  
SAN JOSE, CA 95136-2126  
Parcel Number: 462-27-031

Date: 7/21/2016  
Order Number: 160721-00010

## NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: 344 GREENPARK WAY, SAN JOSE, CA, 95136-2126 APN: 462-27-031

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

**THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):**

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.  
Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.  
Yes X No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes \_\_\_ No X

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes \_\_\_ No X

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.  
Yes \_\_\_ No X

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.  
Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) X No \_\_\_ Map not yet released by state \_\_\_

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor (Seller) X *Kathy Booth*

Date X *7/20/16*

Signature of Transferor (Seller) \_\_\_\_\_

Date \_\_\_\_\_

Agent(s) Gayle Sudd

Date *7/20/16*

Agent(s) \_\_\_\_\_

Date \_\_\_\_\_

Check only one of the following:

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s)



Date 7/21/2016

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

By signing below, the transferee(s), also acknowledge they have read and understand the additional disclosures, notices, advisories, and disclaimers provided in this report including, but not limited to, supplemental natural hazards, toxic mold, methamphetamine contaminated property, Megan's law, flood insurance, energy efficiency standards, commercial/industrial zoning, airport influence area and airport proximity, Williamson Act, right to farm, mining operations, gas and hazardous liquid transmission pipelines, military ordnance location, habitat sensitivity area/endangered species, oil and gas wells, naturally occurring asbestos, radon, additional local disclosures, tax information, Mello-Roos and 1915 special tax and assessments notice, tax summary, notice of your supplemental property tax bill, transfer fee, environmental information, and links to download Governmental Guides referred to in the Report (additional signatures may be required):

1. "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants";
2. "Protect Your Family From Lead In Your Home";
3. "Homeowners Guide to Earthquake Safety" and "Residential Earthquake Hazards Report" form;
4. "What is your Home Energy Rating?"

Signature of Transferee (Buyer) \_\_\_\_\_

Date \_\_\_\_\_

Signature of Transferee (Buyer) \_\_\_\_\_

Date \_\_\_\_\_



**TO WHOM IT MAY CONCERN**

I have received a copy of the following booklet from the Broker(s) in this transaction: "Combined Hazards Book " a combination of "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants" including toxic mold, "Protect Your Family From Lead in Your Home", and "The Homeowner's Guide to Earthquake Safety" including natural gas safety.

Property Address: 344 Greenpark Way San Jose, CA 95136

Date: July 19, 2016 Time: \_\_\_\_\_

Buyer/Seller Signature: Kathy Booth Buyer/Seller Printed Name: \_\_\_\_\_

Selling Broker: \_\_\_\_\_ Listing Broker: Bay Area Realty Services

Selling Agent: \_\_\_\_\_ Listing Agent: [Signature]

CH • 10.05

**TO WHOM IT MAY CONCERN**

I have received a copy of the following booklet from the Broker(s) in this transaction: "Combined Hazards Book " a combination of "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants" including toxic mold, "Protect Your Family From Lead in Your Home", and "The Homeowner's Guide to Earthquake Safety" including natural gas safety.

Property Address: 344 Greenpark Way San Jose, CA 95136

Date: July 19, 2016 Time: \_\_\_\_\_

Buyer/Seller Signature: Kathy Booth Buyer/Seller Printed Name: \_\_\_\_\_

Selling Broker: \_\_\_\_\_ Listing Broker: \_\_\_\_\_

Selling Agent: \_\_\_\_\_ Listing Agent: \_\_\_\_\_

CH • 10.05

# Residential Earthquake Hazards Report

NAME <b>Kathy Booth</b>		ASSESSOR'S PARCEL NO. <b>462-27-031</b>
STREET ADDRESS <b>344 Greenpark Way</b>		YEAR BUILT <b>1973</b>
CITY AND COUNTY <b>San Jose Santa Clara</b>	ZIP CODE <b>95136</b>	

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36
2. Is the house anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	37
3. If the house has cripple walls:					
• Are the exterior cripple walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	38
• If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	39
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40
5. If the house is built on a hillside:					
• Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41
• Were the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	41
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	42
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	43
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	52
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	52

Keep your copy of this form for future reference

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

**EXECUTED BY**

Kathy Booth  
(Seller)

\_\_\_\_\_  
(Buyer)

July 19, 2016  
Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

\_\_\_\_\_  
(Buyer)

\_\_\_\_\_  
(Buyer)

\_\_\_\_\_  
Date

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

Property Address: 344 GREENPARK WAY  
 SAN JOSE, CA 95136-2126  
 Parcel Number: 462-27-031

Date: 7/21/2016  
 Order Number: 160721-00010

**CITY OF SAN JOSÉ STREET TREE DISCLOSURE FORM**

The City of San José ("City") requires the seller or transferor of residential real property ("Property") in the City to disclose to the acquirer of the Property whether the Property fully complies with the City's requirements to have, maintain and if necessary, replace street trees pursuant to the San José Municipal Code ("SJMC").

**13.28.195 Disclosure Obligations Upon Sale or Transfer of a Residential Real Property**

A. Not less than seven (7) business days before the sale or other transfer of residential real property concludes a selling or transferring property owner must disclose to the acquiring property owner, on a disclosure form provided by the City, whether the residential real property to be sold or transferred fully complies with the City's street tree maintenance and replacement requirements of Sections 13.28.130.B and 13.28.190.

B. If the selling or transferring property owner cannot determine whether street trees located on the residential property are substantially in compliance with the approved development permits for the property, or the property's approved development permits are inconclusive as to the requirements for the presence and location of street trees on the property, then the following requirements for the planting and presence of street trees shall apply:

1. The property must have one (1) street tree for any adjacent street if it is an interior lot and at least three (3) street trees if it is a corner lot, unless otherwise modified by the Director in the interest of public safety.

2. If the current General Plan requirements for street trees on the property differ from the requirements specified in Subsection B.1, then the current General Plan requirements shall govern the number and location of street trees required on the property at the time of sale or transfer. If the property meets the General Plan requirement, then the selling property owner must indicate such compliance with the General Plan on the disclosure to the acquiring property owner.

3. All street trees shall be planted in accordance with the requirements of Section 13.28.070.

C. Upon a written request, the Director may grant the selling or transferring property owner an exemption in writing from the requirements of this Section if the Director determines in the interest of public safety that planting and maintaining street trees on the residential property at the time of sale or transfer is not appropriate. Such an exemption does not run with the land and shall not allow any deviations from the disclosure requirements upon residential real property sales or transfers for future sellers or transferors.

To the best of my / our knowledge but without any investigation, I / WE, \_\_\_\_\_ disclose that the street tree(s) on the Property to be sold or transferred and located at 344 GREENPARK WAY, San José, CA 95136-2126 are in the following condition:

1. The Property fully complies with the street tree requirements outlined in the SJMC.
2. The Property does not have the required number of street trees as required by the SJMC.
3. The Property has the required number of street trees but the street trees have not been maintained as required by the SJMC.
4. Seller/Transferor is unaware if the requirements to have and maintain street trees on the Property have been met.

Property Address: 344 GREENPARK WAY, SAN JOSE, CA, 95136-2126

Seller: Kathy Booth KATHY BOOTH July 20, 2016  
 Signature Print Name Date

Seller \_\_\_\_\_  
 Signature Print Name Date

The undersigned hereby acknowledges receipt of a copy of this document.

Buyer \_\_\_\_\_  
 Signature Print Name Date

Buyer \_\_\_\_\_  
 Signature Print Name Date