

AGENT (Buyer's or Seller's) DISCLOSURE CHECKLIST

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This checklist is meant to assist you in meeting your disclosure responsibility by making your own "personal" property inspection. It will also assist in documenting your findings. We recommend attaching a copy of this form to the seller's Transfer Disclosure Statement.

Date: _____

Property Address: _____

Time of Day: _____

by: Riley Scrivner

Company Name: ReMax Accord

Weather Conditions: *(Clear) (Dry) (Rainy) (Wet)*
How long since the last substantial rain?
(1-5 days) (5-15 days) (15-30 days) (30+ days)

This inspection form is to be made part of the Real Estate Transfer Disclosure Statement regarding this same property

dated: _____

ITEM	YES	NO	COMMENTS
SITE: Driveway/Walks - Are there cracks or lifting that would create a trip hazard? (A crack 1/2" wide or lifting 1" or greater is considered a safety or trip hazard.)			
Site Drainage - Are there areas that would obviously catch and hold water next to the home? <i>(It is preferable to have the soil sloping 1/2" per foot away from the building for a distance of 5'.)</i>			
Is the seller aware of any ponding of water around the exterior of the home or of moisture problems in the sub area?			
Site Slope - Is this house situated on or near a steep hillside?			
Retaining Walls - Are they leaning? Give Location!			
Soil Movement - Are there any signs of soil movement? <i>(Look closely at retaining walls; concrete walks, driveways, etc.; sloping floors and out of square doors.)</i>			
Is the seller aware of any soil movement throughout the property?			
Fence - Is the fence leaning? Are there obvious repairs needed to the fence?			
EXTERIOR:			
Stucco Siding - Are there any cracks 1/4" wide or larger?			
Wood Siding - Are there any areas where obvious damage exists? <i>(Look around at the base for earth contact with siding.)</i>			
Chimney - Are there any cracks in the brick greater than 1/4"? Is there a crack between the chimney and the house greater than 1/4"?			
Decks - Is there any obvious damage to the deck boards or support members? <i>(Look at deck and patio covers also.)</i>			
<i>(Current code requires all decks 30" above a lower level to have a 36" guard rail with spacing small enough to prevent a 4" sphere from passing through.)</i> Are there decks or platform railings that do not meet this requirement?			
Foundation - Are there any visible exterior cracks 1/4" wide or larger? Give locations.			

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 Buyer's Initials (_____) (_____) Seller's Initials (_____) (_____)

ITEM	YES	NO	COMMENTS
Windows - Are there any broken windows?			This does not include failed dual pane glass
Screens - Are there any damaged or missing screens?			
Electrical - Is there exposed wiring on the exterior of the building? Give Locations.			
Roof - Is there severe deterioration to the roof noticeable from the ground?			
Is there any obvious sagging in the roof line?			
Rain Gutters - Are there any rain gutters that are obviously damaged, rusted through or in need of substantial repair?			
Trees - Are there any large trees that are dead or dying or trees that may pose a possible threat to the main structure?			
Pool - Was the condition of the water as such to prevent a clear visual inspection of the pool?			
Pool - Are there any substantial cracks or other damage to the pool shell or tile?			
Pool - Is the pool out of level more than 1"? Walk around the pool and look at the water line along to top row of tile.			
INTERIOR:			
Kitchen - Are there any obvious non-functional appliances?			
Are there signs of damage to the kitchen floor?			
Walls and ceilings - Are there any cracks 1/8" wide or larger"? Give location.			
Have any of the cracks in the walls been repaired? (Question seller as to repairs performed. Cosmetic reasons only? Do they recur through the seasons?)			
Are there stains on the ceilings of any rooms? State Location (Question the seller as to the cause and whether any repairs that have been performed.)			
Floors - Is there any noticeable sloping of the floors? State location (Question the seller as to the possible cause and whether any repairs that may have been performed.)			
Smoke Alarm - Are any smoke alarms missing? (One is required in the hallways outside the bedrooms.)			
Doors - Are any doors damaged?			
Are any doors more than 1/4" out of square or severely stick? (Could this be an indication of soil movement? Look for cracks above the doors. Close each door and view from the inside.) Give Location.			
Bathrooms - Are there signs of potential damage to any of the shower walls?			
Are there apparent signs of water damage to the bathroom floors?			

Address: _____

ITEM	YES	NO	COMMENTS
Is this house on septic tank? (Recommend buyer have it inspected.)			
Does this house have a well? (Recommend buyer have it inspected.)			
Electrical - Is there any exposed wiring below the height of 7'? Give Locations.			
Are there obvious electrical modifications? (New sub-panels, new wiring?) Give Locations.			
Are there apparent electrical safety hazards? (Look for missing cover plates or connections made without junction boxes, etc.)			
Water Heater - Does it look suspiciously old and corroded?			
Furnace - Does it look suspiciously old and corroded? (Recommend that PGE perform a FREE Inspection. Document the date of PGE's inspection.)			
Ductwork - Is the ductwork from the furnace wrapped with white "cloth like" material? (Possible asbestos?) Look above the furnace which is typically located in the closet or garage.			
MISCELLANEOUS: Question the seller for further comments regarding this property. If necessary, note any additional findings.			----- ----- ----- ----- -----
Additions - Have there been any additions or modifications made to this house without a permit? (Has the permit been signed off?) (If no permit was issued or if issued but not signed off, recommend to buyer to have a "code compliance" review performed on the addition or modifications.)			Buyer/Seller is advised to take Whatever is necessary to secure information about the property to their own satisfaction.

D. BROKER OBLIGATIONS: Brokers do not have expertise in all areas and therefore cannot advise you on many items, such as soil stability, geologic or environmental conditions, hazardous or illegal controlled substances, structural conditions of the foundation or other improvements, or the condition of the roof, plumbing, heating, air conditioning, electrical, sewer, septic, waste disposal, or other system. The only way to accurately determine the condition of the Property is through an inspection by an appropriate professional selected by you. If Broker gives you referrals to such professionals, Broker does not guarantee their performance. You may select any professional of your choosing. In sales involving residential dwellings with no more than four units, Brokers have a duty to make a diligent visual inspection of the accessible areas of the Property and to disclose the results of that inspection. However, as some Property defects or conditions may not be discoverable from a visual inspection, it is possible Brokers are not aware of them. If you have entered into a written agreement with a Broker, the specific terms of that agreement will determine the nature and extent of that Broker's duty to you. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS. Riley Scriver is an associate loan agent with Loan/Share Financial Services and may receive compensation for his service.

This inspection form documents the diligent VISUAL inspection of the subject property by :

Agent Riley Scriver *Riley Scriver* _____, Tel Nr. (925) 200-3908

Company: ReMax Accord

Address: 5870 Stoneridge Mall Rd. Suite #150, City Pleasanton, CA 94588

This agent **IS NOT** an expert in the construction field. This report is only meant to "disclose" observations made from visual observations of accessible areas. It **IS NOT** meant to "evaluate" the findings. The agent did not go onto the roof top nor crawl the sub area. This inspection does not include examination of concealed items within the walls, behind paneling or heavy wallpaper, nor behind or under furniture and appliances. No representations can be made as to past or future site drainage problems. In all cases, we recommend contacting a competent inspection firm to perform any inspections deemed necessary. We also recommend the buyer perform his own diligent inspection of the property.

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 3 of 3 pages.

Buyer: (1) _____, (2) _____ Date: _____

Seller: (1) _____, (2) _____ Date: _____