

# Weichert Disclosure Statement

## PROPERTY'S RECORD TITLE OWNER (Weichert SELLER) DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT BY WEICHERT WORKFORCE MOBILITY INC. (Weichert), CONCERNS THE REAL PROPERTY AND FIXTURES (THE "PROPERTY") LOCATED AT THE FOLLOWING ADDRESS: **516 N Maria Avenue Redondo Beach, CA 90277**

1. Weichert HAS PURCHASED OR IS IN THE PROCESS OF PURCHASING THE PROPERTY PURSUANT TO A SERVICE AGREEMENT WITH THE EMPLOYER OF THE PROPERTY'S RECORD TITLE OWNER Kathleen E Wachs ("Weichert SELLER"). Weichert, AT ITS OPTION, MAY DELIVER TITLE EITHER BY DEED DIRECTLY FROM SAID "Weichert SELLER" OR BY DEED EXECUTED BY Weichert. "Weichert SELLER" IS THE GRANTOR ON THE DEED TO BE CONVEYED TO Weichert OR THE BUYER, BUT Weichert HAS NEVER OCCUPIED THE PROPERTY.
2. AS A CONDITION OF Weichert'S PURCHASE OF THE PROPERTY FROM Weichert SELLER, Weichert OBTAINED THE ATTACHED DISCLOSURE STATEMENT WITH ITS APPENDED REPORTS (IF ANY) FROM Weichert SELLER. SUCH Weichert SELLER DISCLOSURE STATEMENT AND APPENDED REPORTS CONCERNING THE CONDITION OF THE PROPERTY IS Weichert SELLER OPINION ONLY, AND IS NOT A STATEMENT OR REPRESENTATION MADE BY Weichert WITH RESPECT TO THE PROPERTY. Weichert HAS NEVER OCCUPIED THE PROPERTY, AND Weichert CANNOT VERIFY WHETHER ALL THE INFORMATION PROVIDED IN THE ATTACHED Weichert SELLER DISCLOSURE STATEMENT AND APPENDED REPORTS IS ACCURATE, AND THEREFORE Weichert MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE PROPERTY OR THE ATTACHED Weichert SELLER DISCLOSURE STATEMENT. Weichert PROVIDES SUCH Weichert SELLER DISCLOSURE STATEMENT TO A PROSPECTIVE BUYER FOR WHATEVER INFORMATIONAL PURPOSES IT MAY OR MAY NOT HAVE, AND SUCH DOCUMENT SHALL **NOT** BE DEEMED TO BE ANY SORT OF WARRANTY FROM Weichert OR Weichert SELLER TO A PROSPECTIVE BUYER REGARDING THE PROPERTY AND IS **NOT** A SUBSTITUTE FOR A THOROUGH INSPECTION OF THE PROPERTY BY A PROSPECTIVE BUYER.
3. WHERE Weichert MAY SUPPLY A PROSPECTIVE BUYER WITH SPECIFIC INFORMATION AND/OR REPORTS, SUCH INFORMATION AND/OR REPORTS ARE MORE SPECIFICALLY REFERENCED IN PARAGRAPH 20, HEREOF, "REPORTS, ADDITIONAL INFORMATION AND DISCLAIMER".

**BASED ON THE FOREGOING, THE STATEMENT AND REPRESENTATION OF Weichert AS TO THE PROPERTY IS AS FOLLOWS:**

**PREAMBLE:** THE TERM "EVER" WHEN USED HEREIN REFERS TO PROBLEMS THAT YOU BECAME AWARE OF BY PERSONAL OBSERVATION OR OTHERWISE DURING YOUR OCCUPANCY AND/OR THAT YOU HAVE BEEN MADE AWARE OF BY ANY FORMER OWNER.

<b>1. HOUSE SYSTEMS AND PROPERTY STRUCTURES</b> Are you aware of any problems ever affecting:			
	<b>No Representation</b>		<b>No Representation</b>
Electrical wiring	X	Exterior Walls, including any siding/other covering	X
Central Air Conditioning	X	Ceiling	X
Other Air Conditioning	X	Windows	X
Plumbing	X	Doors	X
Floors	X	Driveways	X
Well	X	Fences	X
Sprinkler System	X	Patios	X
Smoke Detector	X	Interior Lighting/Fixtures	X
Interior Walls	X	Exterior Lighting/Fixtures	X
Are all appliances included in the sale in working order			X

<b>2. HEATING / WINTERIZATION</b>	<b>No Representation</b>
What type of heating system does property have	X
What type of domestic hot water system	X
What is the age of the heating system	X
When was the heating system last serviced	X
Are all rooms heated by this system	X
What type of domestic hot water system	X
Is hot water heater Owned OR Rented	X

<b>3. INSULATION / ASBESTOS / LEAD PAINT</b>	<b>No Representation</b>
Is the property Insulated	X
Has urea formaldehyde foam insulation ever been present	X
Has an air test for UFFI/formaldehyde ever been performed	X
Are you aware of the presence of asbestos-containing insulation or materials	X
Was the home built before 1978	X
If "Yes," Do you know of any lead based paint or lead based hazards in the house, please explain below	X
Please provide any and all of the following in your possession: Risk Assessments, Records, Inspections or any other reports relating to insulation, asbestos or lead paint	X

<b>4. LAND / FOUNDATION</b>	<b>No Representation</b>
Are you aware of whether the property is located on filled or expansive soil	X
Are you aware of sliding, settling, earth movement, upheaval, or earth stability problems that have ever occurred on your property	X
Are you aware of sliding, settling, earth movement, upheaval, or earth stability problems that have ever occurred in the immediate neighborhood	X

<b>5. MOISTURE</b>	<b>No Representation</b>
Are you aware of whether water problems or dampness conditions ever existed anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space	X
If "Yes" above Questions ;Has the problem been corrected so that it has not happened since then?	X

<b>6. ROOF</b>	<b>No Representation</b>
Has the roof ever leaked	X
Has the roof ever been repaired	X
Do you know of any problems ever existing with the roof	X
Has a roof inspection ever been done	X
What is the age of the roof	X

<b>7. SEWAGE</b>	<b>No Representation</b>
Is the property connected to a public system	X
If "Yes," has there ever been any sewage backup or sewage drainage or leakage problem(s) on this property	X
Is there a septic tank/cesspool system serving this property	X
Are you aware of any problems ever existing relating to the septic tank/cesspool sewer system	X
Are you aware of any septic tank/cesspool problems ever existing in the neighborhood	X

<b>8. DRAINAGE / WATER</b>	<b>No Representation</b>
Are you aware if this property is located in a flood plain zone	X
Has this property ever had a drainage or flooding problem	X
Are you aware of the non-availability of flood insurance (private or government-backed) for this property)	X
Is this property connected to a public water supply (If <u>not</u> , please explain.)	X
Does the property have well water ; If "Yes", have any tests ever been made of the well water, quality, flow valve and pressure (Please provide any copies of the tests in your possession.)	X

<b>9. POOL</b>	<b>No Representation</b>
Is there a swimming pool, hot tub, spa, or jacuzzi on this property	X
If "Yes," has there ever been any problem, damage or leak that has occurred with the pool's, hot tub's, spa's or jacuzzi's structure, facing, lining, pump, heater, motor, etc.	X

<b>10. BOUNDARIES</b>	<b>No Representation</b>
Has a survey of this property ever been done	X
Are the boundaries of this property marked in any way	X
Has there ever been a boundary dispute or problem	X

<b>11. ADDITIONS / REMODELS</b>	<b>No Representation</b>
Are you aware of any structural additions, changes, or repairs made to this property by former owners ;If "Yes," do you know if all necessary permits and government approvals were obtained	X
Have you made any structural additions, changes or repairs to this property	X
If "Yes," above was any of the work done by a licensed contractor	X
If "Yes," above did you do any of the work yourself	X
If "Yes," above, were necessary permits and government approvals obtained	X

<b>12. ELECTRICAL SYSTEMS</b>	<b>No Representation</b>
Are you aware of any electrical additions, changes, or repairs ever made to this property	X
If "Yes," do you know if all necessary permits and government approvals were obtained	X
If "Yes," was any of the work done by a licensed contractor	X
If "Yes," did you do any of the work yourself Please explain.	X

<b>13. HOMEOWNER'S ASSOCIATION</b>	<b>No Representation</b>
Is this property subject to the rules or regulations of any Homeowner's Association	X
Are you aware of any problems ever existing to any common area	X
Are you aware of any condition which may result in an increase in assessments	X
Is the Homeowner's Association responsible for the cost of all exterior and roof repairs to all units	X
Do you expect, or have any reason to expect, an increase in assessments or dues in the next twelve (12) months	X
Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex	X

<b>14. NEIGHBORHOOD</b>	<b>No Representation</b>
Is there any unusual amount of noise from any source (for example, airplanes, traffic, schools, or other) that affects this property	X
Are you aware of any other neighborhood conditions or environmental problems that might affect this property	X
Is there a hazardous waste site or disposal facility within two (2) miles of this property	X

<b>15. RADON GAS</b>	<b>No Representation</b>
Are you aware of any Radon Gas problem ever existing in this property	X
Has any test ever been done to determine if there is a Radon Gas problem in this property	X
Are you aware of any Radon Gas problem ever affecting other properties in this neighborhood	X

<b>16. SYNTHETIC STUCCO (E.I.F.S.-External Insulated Finish Systems)</b>	<b>No Representation</b>
Are you aware of any Synthetic Stucco ever being present on this property	X
Has any test ever been done to determine if there is either Synthetic Stucco present in this property	X
If Synthetic Stucco is present on this property, have any repairs ever been made to it	X
Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood	X

<b>17. INDOOR AIR QUALITY (IAQ) /Mold</b>	<b>No Representation</b>
Do you know of any mold problems that have ever existed in this property; Visible Mold and/or Non-Visible Mold	X
Has there ever been any previous Indoor Air Quality problems in this property	X
To your knowledge, has any test ever been made to determine if there is an Indoor Air Quality problem in this property	X

<b>18. TITLE / ZONING INFORMATION</b>	<b>No Representation</b>
Are you aware of any restrictions on your title to this property, such as easements or encroachments (recorded or unrecorded), use restrictions, lot line disputes, covenants, liens, or attachments	X
Are you aware of this property being in violation of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use)	X

<b>19. MISCELLANEOUS</b>	<b>No Representation</b>
Are you aware of any violations of local, state, or federal government laws or regulations relating to this property	X
Are you aware of any termite/pest control reports prepared for this property in the last five (5) years	X
Has the property been inspected by any exterminator in the last five (5) years	X
Are you aware of any existing or threatened legal action affecting this property	X
Are you aware of whether this property is located on an earthquake fault	X
Are you aware of any bonds or assessments for betterments that apply to this property	X
Have you had, or do you now have, any animals (pets) in this property	X
Does this property have one (1) or more fireplaces	X
If "Yes," are you aware of any problems ever existing to the chimney, fireplace(s), dampers, or flues	X
Does this property have any flues for wood/coal oil stoves	X
If "Yes" above, are you aware of any problems ever existing to the flues	X
Has there ever been an underground fuel tank on this property	X
Have there ever been any problems with any underground fuel tank, including but not limited to leaking	X
Does the municipality provide trash pick-up to this property	X
Is there a local trash dump or transfer station available to owners of this property	X
Are you aware of any facts, conditions, or circumstances which may adversely affect the value of property	X
Are you aware of any recent or upcoming mortgage foreclosure sales scheduled or threatened regarding other homes within two (2) square blocks of this property	X
Are you aware of any increase ever in insurance premiums due to a condition(s) of this property, including, but not limited to, water damage or moisture, mold, soil/foundation problems, etc.	X
Are you aware of any condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property	X

If Homeowners Association, have you delivered to your listing agent all pertinent documents that are in your possession including applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, Assessments, etc..	X
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**20. REPORTS, INFORMATION, AND DISCLAIMERS**

A. Weichert HAS AUTHORIZED AND REQUESTED THE BELOW-CIRCLED REPORTS, AND/OR OBTAINED THIRD PARTY WARRANTIES SUCH AS FOR HOME APPLIANCES AND/OR INFESTATION, RELATING TO THE PROPERTY. IF SUCH REPORTS/THIRD PARTY WARRANTIES ARE CIRCLED BELOW, ANY SUCH CIRCLED REPORTS AND/OR THIRD PARTY WARRANTIES ARE ATTACHED HERETO AND ARE PROVIDED TO BUYER FOR INFORMATIONAL PURPOSES ONLY, AS SET FORTH MORE FULLY IN SUB-PARAGRAPH 20.C. HEREOF:

- |                            |                          |                         |                            |
|----------------------------|--------------------------|-------------------------|----------------------------|
| (a) Surveys                | (b) Inspection Report    | (c) Building Permits    | (d) Septic Tank Inspection |
| (e) Soil Report            | (f) Termite/Pest Control | (g) Engineering Reports |                            |
| (h) Other (Describe) _____ |                          |                         |                            |

B. THE FOLLOWING ADDITIONAL INFORMATION (“ADDITIONAL INFORMATION”) AND/OR REPORTS HAVE COME TO Weichert’S ATTENTION AND ARE PROVIDED HEREIN TO BUYER FOR INFORMATIONAL PURPOSES ONLY AS SET FORTH MORE FULLY IN SUB-PARAGRAPH 20.C. HEREOF (DESCRIBE): \_\_\_\_\_

C. DISCLAIMER:

1 BECAUSE Weichert HAS NEVER OCCUPIED THE PROPERTY, Weichert MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO ANY POSITIVE OR NEGATIVE STATEMENTS OR OMISSIONS WITH RESPECT TO THE CONDITION OF THE PROPERTY CONTAINED IN THE REPORTS AND/OR ADDITIONAL INFORMATION IDENTIFIED IN PARAGRAPH 20.A. OR 20.B. HEREOF OR IN THE ATTACHED Weichert SELLER’S DISCLOSURE STATEMENT AND ITS APPENDED REPORT(S). SUCH REPORTS, ADDITIONAL INFORMATION AND THE ATTACHED Weichert SELLER’S DISCLOSURE STATEMENT AND ITS APPENDED REPORT(S) WERE OBTAINED BY Weichert TO HELP Weichert EVALUATE THE PROPERTY, OR WERE OTHERWISE MADE KNOWN TO Weichert. THEY ARE PROVIDED TO BUYER FOR WHATEVER INFORMATIONAL PURPOSES THEY MAY OR MAY NOT HAVE. BUYER SHOULD NOT RELY UPON ANY POSITIVE OR NEGATIVE STATEMENTS OR OMISSIONS CONTAINED IN SUCH REPORTS OR ADDITIONAL INFORMATION, OR TREAT SUCH REPORTS OR ADDITIONAL INFORMATION AS A REPRESENTATION BY Weichert AS TO THE CONDITION OF THE PROPERTY. BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY.

2 IN THE EVENT THAT ANY REPAIRS OF THE PROPERTY ARE NEGOTIATED BETWEEN Weichert AND BUYER TO BE PERFORMED BY Weichert, (WHETHER SUCH REPAIRS RELATE TO DEFECTS DISCLOSED IN ANY OF THE REPORTS, DISCLOSURES OR ADDITIONAL INFORMATION IDENTIFIED IN PARAGRAPH 20.A. OR 20.B. HEREOF, OR IN THE ATTACHED Weichert SELLER’S DISCLOSURE STATEMENT AND ITS APPENDED REPORT(S) OR OTHERWISE), IT IS UNDERSTOOD THAT THE PERFORMANCE OF SUCH REPAIRS SHALL NOT BE DEEMED TO BE A REPRESENTATION OR WARRANTY AS TO THE CONDITION OF THE PROPERTY PRIOR TO OR UPON THE COMPLETION OF SUCH REPAIR, OR THAT SUCH DEFECTS HAVE BEEN CURED, IRRESPECTIVE OF ANY ORAL OR WRITTEN STATEMENTS MADE BY Weichert OR A Weichert REPRESENTATIVE INDICATING, OR TENDING TO INDICATE, THAT THE DEFECT HAS BEEN “REPAIRED”, “FIXED”, “CURED”, OR OTHERWISE COMPLETED IN A WORKMANLIKE MANNER. THE PERFORMANCE OF SUCH REPAIRS, AND ANY STATEMENTS RELATING TO THE EFFICACY OR DURATION OF EFFECTIVENESS THEREOF IN CURING ANY DEFECTS, SHALL NOT BE DEEMED TO BE ANY SORT OF WARRANTY FROM Weichert REGARDING THE PROPERTY, AND IS NOT TO BE DEEMED A SUBSTITUTE FOR A RE-INSPECTION OF THE PROPERTY BY A PROSPECTIVE BUYER SUBSEQUENT TO THE PERFORMANCE OF SUCH REPAIR. IN THE EVENT THAT THIRD PARTY WARRANTIES ARE OBTAINED AS A PART OR RESULT OF THE REPAIR, SUCH WARRANTIES ARE NOT WARRANTIES BY Weichert AS TO THE CONDITION OF THE PROPERTY, AND THE PROSPECTIVE BUYER MUST LOOK TO THE SUPPLIER OF THE THIRD PARTY WARRANTIES FOR ANY ENFORCEMENT THEREOF.

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

Weichert: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

For Weichert Workforce Mobility, Inc. (Weichert) as Agent for its subsidiaries and affiliates

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

Buyer: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

(Broker Representing Weichert): \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
(please print) (Associate Licensee or Broker-Signature)

(Broker Representing Buyer): \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
(please print) (Associate Licensee or Broker-Signature)