



Homeowner Disclosure Statement

Name Scott Montgomery, Wisper Montgomery
 414 N. Maria Avenue
 Property Address Redondo Beach
 California 90277

CRG File # 224583

Date of Purchase *NOV 2007*

Year Home was Built *Spring 2007*

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding my/our property with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether or on what terms to purchase the property. I/we further understand that an offer to purchase will not be fully executed until this disclosure is completed.

Have there been any problems affecting the operations of any of the following?

A. House Systems	Yes	No	N/A	Yes	No	N/A
1) Electrical Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7) Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Air Conditioning/ Cooling System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Chimney/Fireplaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Sprinkler System	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Pool/Hot Tub/Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Well or Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12) Security	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				13) Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, please explain:

B. Land / Foundation	Yes	No	N/A
1) Is the property located on filled or expansive soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Are there any defects on or problems relating to the foundation/basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Has a water or dampness condition ever existed in your basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Is there an operating sump pump in the basement or crawlspace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Is the property on an earthquake fault line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Do you have any standing water or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please explain:



C. Roof		Yes	No	N/A
1)	Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2)	Have you repair or replaced the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Are you aware of any problems with the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4)	Please state the age of the existing roof <i>11 yrs</i>			
If yes, please explain:				

D. Sewage		Yes	No	N/A
1)	Is the property connected to a public sewer system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	Do you have a septic/cesspool system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	When was the system last serviced? <i>DONT KNOW</i>			
4)	Do you know of any problems relating to the septic tank/cesspool/sewer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please explain:				

E. Drainage / Water		Yes	No	N/A
1)	Is the property located in a flood plain zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2)	Has the property ever had drainage or flooding issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Have any properties in the immediate neighborhood ever had a draining or flooding issue?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4)	Do you have a current Flood Hazard Insurance policy on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please explain:				

F. Boundaries		Yes	No	N/A
1)	Have you ever had a survey of the property done?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2)	Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Are you aware of any encroachments, overlaps, boundary or lot line disputes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4)	Are you aware of any assessments (recorded or not) that affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please explain:				

G. Additions / Remodels		Yes	No	N/A
1)	Are you aware of any structural additions, changes, or repairs made to the property by former owners without obtaining all necessary permits and government approvals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2)	Have you made any structural additions, changes, or repairs to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Have you obtained all necessary permits and government approvals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, please explain:				



H. Exterior Siding System		Yes	No	N/A
1)	Does the exterior siding include wood composite, Masonite, wood laminate material, or manufactured stone/veneer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2)	Does the exterior siding include Synthetic Stucco, DryVit or EIFS (Exterior Insulating Finishing System) material?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Are you aware of any deterioration, moisture intrusion, cracking or other problems in the siding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please explain:

I. Neighborhood		Yes	No	N/A
1)	Is there any unusual amount of noise from any source (i.e., airplanes, traffic, schools, or businesses) that affects this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2)	Are there any other neighborhood conditions or problems affecting this property? (please explain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please explain:

J. Miscellaneous		Yes	No	N/A
1)	Does the property now contain or has it ever contained any toxic substances, asbestos, or lead paint or radon? If yes, where?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2)	Does the property now contain or has it ever contained underground storage tanks? Indicate type of tank below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Are there any violations of local, state, or federal government laws or regulations relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4)	Has the property been treated and/or repaired as a result of termite/structural pest infestation in the last five years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5)	Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6)	Are there any existing or threatened legal actions affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7)	Are there any problems with driveways, walkways, patios, sea walls, fences, retaining walls, or party walls on the property or adjacent property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8)	Has there ever been any damage to property or buildings on the property caused by earthquake, flood, fire, hurricanes, tornadoes, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9)	Is the property located in a Municipal Utility District (MUD), Planned Unit Development (PUD), or in a CA Mello-Roos District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10)	Are there operable smoke detectors in the home?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11)	Are there any bonds or assessments affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12)	Are any of the property's systems leased or rented (i.e. water softener, alarm, solar panels, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13)	Is the property located next to or in close proximity of a dump, junkyard, or toxic disposal site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14)	Have there been any significant repairs made to the property or any of its systems or components within the last five years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15)	Has the property been tested for radon gas? <i>DONT KNOW</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16)	To your knowledge, do you have any fungus or mold present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17)	Is the home located close to any high voltage power lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18)	Do you know of any other condition, circumstance, or facts which may affect the use, title, value, or marketability of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19)	Within the last five years, have any claims been made against the homeowners insurance covering the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please explain:

House was tested in April 2018 for the evidence of termites.



K. Reports

Please attach copies of all existing reports and documents relating to this property including:

- 1) Survey/Building Permits
- 2) Structural Inspection Reports
- 3) Radon Inspection Report and proof of remediation (if applicable)
- 4) Septic Inspection Reports
- 5) Soil Inspection Reports
- 6) Termite/Pet Control
- 7) Homeowner's Association Documents (i.e. Bylaws, Assessments and/or financial Statements) *N/A*
- 8) Maintenance Contracts/Agreements

The above information is true and correct to the best of my knowledge and, except as set forth beneath, no material problems exist with respect to the property as of the date set forth before. I/We authorize the furnishing of the foregoing information to any prospective purchaser(s).

Scott Montgomery _____ *2/11/19* _____
 SELLER'S Signature Date

Wisper P. Montgomery _____ *2-11-19* _____
 SELLER'S Signature Date

Scott Montgomery _____
 Printed Name

Wisper P. Montgomery _____
 Printed Name

The undersigned purchaser(s) of the property acknowledge Cornerstone Relocation Group is a relocation company and has never occupied the property. Cornerstone Relocation Group's knowledge of the property is based solely on this Homeowner's Disclosure Statement and any inspection(s) or condition reports provided them during the process of this transaction. (Cornerstone Relocation Group makes no representations or warranties, express or implied, with regard to the property.) Furthermore, this Disclosure is not a substitute for any further inspections or warranties that the prospective purchaser(s) or seller may wish to obtain or negotiate. The fact that Cornerstone Relocation Group is not aware of a particular problem is no guarantee that it does not exist. Prospective purchaser(s) is aware that he/she may request a qualified professional to perform an inspection of the premises as per the terms negotiated in the offer to purchase.

PURCHASER(S) ACKNOWLEDGE THAT HE/SHE HAS/HAVE READ THE ABOVE INFORMATION.

BUYER'S Signature Date

BUYER'S Signature Date

Printed Name

Printed Name