

1289 Palmetto

Trustees Disclosures

Trustees lived out of town and do not have a lot of knowledge about the home, but, disclose the following:

- 1. Mother passed away peacefully in the house 7/17/22 from old age.
- 2. House was smoked in. Protocol for smoke mitigation was followed:

Ozone machine treatments, forced air HVAC heating system, evaporator coil, other parts of the HVAC unit cleaned and ducts cleaned. Walls were scrubbed with TSP, sealed and painted, new carpet and padding in bedrooms, blinds cleaned, and thorough professional deep cleaning for the entire house. There are no guarantees or warranties for all of the work completed above.

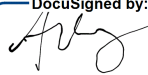
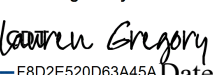
- 3. A mirrored wardrobe door panel is missing in the second bedroom on the right closet as you go down the hall from the living room.
- 4. Trustees submit the following inspection reports as part of their Disclosures:

Roof Inspection and Certification by Powell Roofing, Inc.
Dated November 22, 2022.

Pest Inspection with Clearance by Stone Ridge Termite and Pest
Dated November 23, 2022.

City of Chico Energy and Water Conservation Measures
Certification of Compliance – Dated February 6, 2023.

By:

<p>DocuSigned by:  Seller <u>6B149FFCB63F40A</u> Dated <u>4/17/2023</u> <u>1:23</u> PM</p>	<p>DocuSigned by:  Seller <u>F8D2E520D63A45A</u> Dated <u>4/17/2023</u> <u>12:15</u> PM PDT</p>
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Buyer _____ Dated _____ Buyer _____ Dated _____