

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 123 Maple Street, Riverside, CA 92501

GENERAL INFORMATION

Seller(s): John and Sarah Thompson

Date of Purchase: June 15, 2015

Year Built: 1985

Square Footage: 2,450

Lot Size: 0.28 acres

I. STRUCTURAL COMPONENTS

A. Foundation

- Foundation type: Concrete slab
- **Known Issues:** Minor settling crack observed in southeast corner (2020)
- Repairs completed: Professional assessment conducted in 2020, determined to be cosmetic
- Water seepage observed during heavy rains (2022-2023)

B. Roof

- Type: Asphalt shingles
- Age: Replaced in 2018
- **Known Issues:**
 - Small leak detected around chimney flashing (2023)
 - Minor wind damage to three shingles on north side
- Repairs pending: Flashing repair scheduled

C. Walls/Ceilings

- **Known Issues:**
 - Water stain on master bedroom ceiling (2022)
 - Hairline crack in living room wall
- Repairs completed: Water stain source identified and repaired (plumbing leak)

II. SYSTEMS AND UTILITIES

A. Electrical System

- Service: 200 amp
- Last inspection: 2021
- **Known Issues:**
 - Non-GFCI outlets in kitchen (original to house)
 - Flickering lights in dining room
- Modifications: Added circuits for hot tub (2019)

B. Plumbing

- Type: Copper and PEX
- **Known Issues:**
 - Low water pressure in upstairs bathroom
 - Previous pipe burst in wall (2019, repaired)
- Repairs completed: Repiping of master bathroom (2019)

C. HVAC System

- Heat: Forced air gas furnace (2015)
- AC: Central air (2015)
- **Known Issues:**
 - AC requires more frequent maintenance
 - Uneven heating in basement rooms

III. ENVIRONMENTAL CONDITIONS

A. Moisture/Mold

- **Known Issues:**
 - Previous mold remediation in basement (2018)
 - Periodic dampness in crawl space
- Mitigation: Dehumidifier installed in basement

B. Pest Control

- Regular termite inspections (annual)
- **Known Issues:**
 - Evidence of previous termite activity (treated 2017)
 - Occasional rodent activity in attic
- Current contract with ABC Pest Control

IV. PROPERTY FEATURES

A. Swimming Pool/Spa

- Hot tub installed 2019
- **Known Issues:**
 - Pump replacement needed within 1-2 years
 - Timer malfunction

B. Garage/Parking

- Two-car attached garage
- **Known Issues:**
 - Garage door opener requires occasional reset
 - Oil stains on concrete floor
- Modifications: Added storage cabinets (2020)

V. NEIGHBORHOOD/COMMUNITY

A. Known Issues

- Airport flight path (moderate noise)
- Planned road construction on Maple Street (2025)
- Seasonal flooding on lower end of street

B. HOA Information

- Monthly fee: \$175
- Recent special assessment (2023): \$1,500 for community pool renovation
- Pending assessments: None known

VI. LEGAL/REGULATORY

A. Permits and Approvals

- All major renovations properly permitted
- Outstanding correction notice for fence height (north side)

B. Boundary/Zoning

- Recent survey completed (2022)
- No known boundary disputes
- Zoning: R-1 (Single Family Residential)

SELLER'S CERTIFICATION

The undersigned Seller(s) of the property hereby certify that the information contained in this disclosure statement is true and correct to the best of their knowledge as of the date signed. Seller(s) acknowledge their continuing obligation to notify Buyer(s) in writing of any material changes to this disclosure statement.

Signature: [John Thompson]

Date: December 23, 2024

Signature: [Sarah Thompson]

Date: December 23, 2024

BUYER'S ACKNOWLEDGMENT

The undersigned Buyer(s) acknowledge receipt of this disclosure statement. Buyer(s) understand that this statement is not a warranty by Seller(s) or any real estate agent concerning the condition of the property. Buyer(s) are encouraged to obtain professional inspections of the property.

Signature: _____

Date: _____

Signature: _____

Date: _____

AGENT'S CERTIFICATION

I certify that I have visually inspected the property and have made this disclosure statement available to the Seller(s) and the Buyer(s).

Agent's Signature: [Robert Wilson]

License #: 01234567

Date: December 23, 2024