

80 GLENMEAD COURT, MOUNTAIN VIEW, CA

III. Agent's Inspection Disclosure

Agent notes the following items:

Stains and cracks were noted on common area driveway and walkway.

Cracks were noted on driveway.

Exterior crack was noted on brick on the side of the property.

Speed bumps were installed on Towne Circle by HOA.

Stains, scratches and holes were noted in garage floor.

Stains were noted on carpet throughout.

Black stains were noted in the grouts of tiled countertop in laundry room (see Mold Disclosure).

Downstairs bathroom: Chipped grout was noted. Two of the light bulbs did not turn on.

Scratches and stains were noted on top of cabinets downstairs.

Kitchen: Surface of the kitchen cabinet doors under the sink was worn. Brown stains were noted in the grouts of tiled countertop near the kitchen sink. Cracked tile was noted at the end of the countertop.

Chipped tiles were noted near sink, stove and kitchen desk. Stains and scratches were noted in sink.

Black stains were noted on cutting board handle. One of the lights under cabinets does not turn on.

Red and green stains were noted on wood floor near stairs.

Brown stains were noted in master bathroom shower.

Second upstairs bathroom: Gap was noted between grout and tiles near bathtub. Brown stains were noted in grout of tiled floor. Surface of cabinet doors was worn. Humming noise was noted when center light is turned on.

Cracks were noted around windows. Windows were tagged with sticker dots.

Traffic and train noise were noted.

As per Seller, due to the settlement of lawsuit, construction crew is working throughout the complex.

Construction noise was noted. Parking spaces were limited due to construction.

Property is located near CalTrain, Moffet Field and industrial/commercial properties.

Property is a townhouse within a HOA complex. Buyer is advised to review all HOA documents.

Buyer is advised to inspect the property to their fullest satisfaction, which may include any professional inspections and advice. Parts of the property were repaired by Seller and others. Buyer is advised to check with the appropriate professionals and governmental agencies.

Agent Elite Realty Services By  Date 10/9/09
(Broker Representing Seller)

I/we acknowledge receipt of a copy of this statement.

Date 10/10/09 Date _____

Seller  Buyer _____

Seller  Buyer _____