

1290 SHARON PARK DRIVE #48, MENLO PARK, CA

III. Agent's Inspection Disclosure

Agent notes the following items:

Cracks were noted on common area driveway, guest parking area and front walkway. Trip hazard was noted on front walkway. Cracks were noted in underground common garage floor. Stains were noted on designated parking spaces.

Storage Room #13: Stains were noted on floor, walls and ceiling. Black stains were noted between ceiling and walls. Cracks were noted on walls.

Odors were noted in elevator and club house. Swimming pool and spa were covered up by HOA.

Stains were noted on common area hallway and staircase walls.

Door bell did not work.

Lock box on the front door was installed by the previous owner. Lock box code was not provided.

Stains were noted on carpet throughout. Black stains were noted on carpet inside the heater closet.

Front entry guest closet ceiling has popcorn-like texture (may contain Asbestos).

Laundry Room: Laundry cabinet handle was missing. Scuff marks, dents and cuts were noted in linoleum floor.

Kitchen: Scuff marks and stains were noted in linoleum floor. Stains were noted on light fixture panels.

Stains were noted on tiled countertop. Dents were noted on cabinet door left to the sink. Bottom oven door cover did not close or align properly.

Patio: Patio floor is covered with carpet. Condition of floor underneath is unknown. A wire ran along the sides of patio came from building into the wall. Purpose and condition of the wire are unknown.

Master bedroom and bathroom: One of the mirrored closet doors was stuck and off track. Rubber seal on the same door was broken. Closet ceiling has popcorn-like texture. Bedroom carpet was replaced two years ago. Next to bathtub, there is a conduit with potential trip hazards and electrical hazards. Conduit was installed by previous owner to provide power source for toilet seat. Condition of toilet seat is unknown. Black and brown stains were noted in stall shower and near sinks (see Mold Disclosure).

Cracks were noted in stall shower grouts and caulking around shower was partial missing. Stains were noted on linoleum floor. Brown stains were noted in tiled countertop grouts. Brown stains were noted on mirrored medicine cabinet door. Stains were noted on cabinet doors under sinks.

Second bedroom: Hall light in front of the closet did not work. Closet ceiling has popcorn-like texture.

Condition of fireplace is unknown.

One of the recessed lights in dining area did not work.

Blinds on windows and sliding doors are heavy to operate.

Noise was noted in living room floor when walked upon. Noise was noted from upstairs unit. Noise was noted from outside landscaping activities. Dog barking was noted.

The property is a second floor condominium in a three story building. It is located within a gated community with Homeowners' Association. 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 11/30/09
(Broker Representing Seller)

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

Date _____

Date _____

Seller _____

Buyer _____

Seller _____

Buyer _____