

909-911 N 4TH STREET, SAN JOSE, CA

III. Agent's Inspection Disclosure

Agent notes the following items:

Property is located on a busy street near an intersection with traffic lights. "No parking" signs were installed in front of property. Traffic noise was noted.

Cracks and stains were noted on driveway. Half of the driveway has loose gravel and stones.

Unit 909:

Dented downspout was noted at the front corner of the unit.

Exterior cracks were noted above the front door. Cracks were noted on the front door steps.

Stains and scuff marks were noted on linoleum floor at the front door.

Stains were noted on carpet throughout the house.

Cracks were noted on interior wall around the front window.

Popcorn ceiling texture may contain asbestos.

Cracks were noted on interior walls.

Cracks were noted on first bedroom door frame.

Black stains were noted around the bathtub (see Mold Disclosure). Bathtub was chipped. Missing grouts were noted between bathtub and tiled wall. Hissing sound was noted in toilet.

Burn spots were noted on linoleum kitchen countertop. Black stains were noted on kitchen cabinet door under sink. 3rd drawer next to kitchen sink was missing. Handle on the 4th drawer was missing.

Unit 911:

Cracks were noted on front door steps.

Stains were noted on carpet throughout.

Stains and scuff marks were noted on linoleum floor.

Black stains and red marks were noted around bathtub.

Cracks were noted on backyard patio.

Two-car garage was divided with partition not all the way to the ceiling. Each unit has one car space in garage with its own garage door. Unit 911 portion of the garage was not inspected. Unit 909 portion of the garage was not fully inspected due to personal storage. Stains were noted on interior walls. Exposed wires were noted next to the garage door.

This property is being sold by Seller's estate through probate with court confirmation.

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

Agent Elite Realty Services By  Date 5/19/09
(Broker Representing Seller)

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

Date 6-3-09

Date _____

Seller 

Buyer _____

Seller _____

Buyer _____