

ADDENDUM To Seller's Disclosure Statement

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In reference to the purchase agreement on the property located at XXXXXXXXXX, XXXX, CA:

Suggested Disclosure Format (Include *at least* the following information):

1. Faulty item, material fact, or upgrade
2. Whether it was repaired or not
3. *Approximate* date of repair, if known
4. Who repaired the problem
5. Whether the problem has reoccurred or not, *to your best knowledge*
6. Whether you obtained a permit or not
7. Advise the buyer to check with an appropriate expert if they are concerned

EXAMPLES:

Our roof leaked in the past. The roof was repaired by ABC Roofing Company, in the approximate year of 2008. It has not leaked since, to our knowledge. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

We recently discovered an odor in the garage. We do not know the source of the odor. It has not been repaired. If the buyer is concerned, they are advised to check with an appropriate expert.

"My roof leaked last year. ABC Roofing repaired it within the last three years. It has not leaked since, to our best knowledge. We did not obtain a permit for this repair, and we do not know if one is required." If the buyer is concerned, they are advised to check with an appropriate expert.

There is a satellite dish on the roof of the property, in as is condition. We cannot verify its condition or usability. If the buyer wishes to use it, they should contact the appropriate company, and they would need to pay the monthly costs of the service.

Several years ago the downspouts clogged up, and this caused some water to come down through the wall, and caused some associated damage and mold. To fix this, approximately three years ago, we cut hole in outside wall, replaced the insulation, treated the wood, and closed it up. This occurred several years ago, and no water damage has reoccurred to the best of our knowledge. We did not obtain a permit for this repair, and we do not know if one is required." If the buyer is concerned, they are advised to check with an appropriate expert.

There is a rental property next door.

Vinyl windows were upgraded. This upgrade was done by ABC Contracting in 2008. We did not obtain a permit for this repair, and we do not know if one is required.

There is a pine tree behind the property on common area land that could be a possible hazard if it fell down. If the buyer is concerned, they are advised to check with an appropriate expert.

Seller INITIALS: _____

Buyer INITIALS: _____

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There was an area that got moist in the wall, so the gutter was taken off by us and repairs were made. This occurred several years ago, and no water damage has reoccurred to the seller's best knowledge. We did not obtain a permit for this repair, and we do not know if one is required." If they buyer is concerned, they are advised to check with an appropriate expert.

Garage door opener is brand new. It was replaced in 2010, by Jones Garages. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

Approximately 3-4 years ago, a new deck was added, and the old one was torn down. This repair was done by ABC contracting. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

The furnace was replaced a few years ago. This repair was done by ABC contracting. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

The bathroom floor, tub enclosure and toilet have been repaired or replaced. Tile floor was added to the bathroom. This repair was done by ABC contracting in *approximately* 2007. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

Vinyl in kitchen has been replaced. This repair was done by ABC contracting in *approximately* 2007. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

The carpeting in the living has been replaced. This repair was done by ABC contracting in *approximately* 2007. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

We placed a type of vinyl sheeting over atrium. This repair was done by ABC contracting in *approximately* 2007. We did not obtain a permit for this repair, and we do not know if one is required. If the buyer is concerned, they are advised to check with an appropriate expert.

By signatures below, the undersigned parties hereby make this addendum an integral part of the above mentioned Purchase Agreement.

Date:	Time:	Date:	Time:
Buyer:		Seller:	
Buyer:		Seller:	

Seller INITIALS: ____ ____
Buyer INITIALS: ____ ____