



PREMIERE PROPERTIES SUPPLEMENTAL DISCLOSURE

This disclosure to the Residential Purchase Agreement dated _____ is executed by Buyer(s): _____ and Seller(s): _____ for the real property described as: _____.

1. BUYER IS HEREBY INFORMED OF THE FOLLOWING:

- (a) A naval weapon station which stores munitions exists along the westerly boundary of Fallbrook.
- (b) The San Onofre nuclear power plant is located in the northwest corner of San Diego at Camp Pendleton. Some military ships, aircrafts & submarines in San Diego County area may carry nuclear armaments. Further information on this subject may be obtained from the State & Energy commission, military public information offices, county government and sources provided in the Environmental Hazard Guide.
- (c) The county of San Diego has proposed various landfill sites in north San Diego. It is the buyer's responsibility to ascertain any potential impact on the subject property.
- (d) Subject property may be within a 25 mile radius of the U.S. Marine Corps Air station, Camp Pendleton, CA., Miramar Marine Air Base, CA., which is an operational base for fixed wing & helicopter planes which may fly over the areas as required.
- (e) Subject property may be within a 20 mile radius of a ground fault & within a prescribed notification area dictated by the State of California, Geological Division.
- (f) Home may be in flight plan of any nearby airport. Buyer to investigate for themselves regarding noise and flight route of aircraft. Buyers to be aware that there are sometimes changes to flight patterns because of weather or traffic.
- (g) Home may be located on a road slated for widening.
- (h) Noise comes in various forms and may affect individuals & properties differently at distinct times of the day. It is strongly advised that buyer investigate subject property & surrounding vicinity to buyer(s) satisfaction.

2. AGRICULTURAL INVESTIGATIONS: If any trees or crops on the property are of economic significance to the buyer, then buyer is advised to obtain his own grove report, verify tree or plant count and ascertain costs of operation.

3. POLYBUTYLENE PIPING: This property may contain some polybutylene: plastic piping systems. Some of these systems have experienced documented problems in the past. If the property has polybutylene piping, buyer is advised to check with the manufacturer or an expert for further information.

4. SOLAR PANELS: Buyer is aware that it is the buyer(s) responsibility to find out whether any solar panels located on the property are either owned or leased by the property owner. If the solar panels are leased, buyer must do their own due diligence to find out if the lease is transferable to the new owner and if so are there any changes that will be made to the lease such as, price, term, warranty, maintenance, etc. It is the buyer's responsibility to ascertain any potential impact on the subject property.

5. SEWER LINES: It is possible for tree roots to penetrate sewer lines on homes regardless of age. Some areas also have older sewer lines that are susceptible to root penetration & breaks. Buyer is advised If they have any concerns, there are companies available to do camera reports to view the inside of the sewer system.

6. SEPTIC INSPECTION: If the property is not on a city or similar sewer, this inspection is strongly recommended to reveal the condition of the septic system.

Buyer's Initials _____ / _____

Seller's Initials _____ / _____



7. BUYER INSPECTION ACKNOWLEDGEMENT: Buyer acknowledges that, although Broker may be able to offer names of one or more inspection services, the selection of any inspectors or inspection services is the sole responsibility of buyer. Any names of inspectors provided by Broker are solely for information purposes and are not a recommendation or endorsement of the inspector. When conducting inspections, buyer shall carry, or require the inspector to carry, insurance as required in the Residential Purchase Agreement. Broker does not guarantee the quality, thoroughness or results of any inspection or evaluations; nor can Broker verify the information contained in inspection reports or representation made by others.

8. PHYSICAL INSPECTION: The inspection may reveal unknown conditions. This is a visual inspection. The inspector does not look behind walls or under carpets or take equipment apart. However, a professional inspector is trained to seek out certain conditions which may reveal aspects of the physical condition of the property not recognized by the untrained eye. It is recommended that the buyer avoid having a friend or relative who happens to be a 'handyman' do the inspection rather than using a professional.

9. ROOF INSPECTION: This inspection should reveal the present condition of the roof, past or current leaks and the approximate remaining life of the roof. However, any conditions, past or current, that are not visible to the inspector may not be contained in the inspection report. While the physical inspection may include an inspection of the roof by a professional home inspector, it is recommended that the buyer have the roof inspected by a licensed roofing contractor.

10. POOL INSPECTION: This inspection may reveal the condition of the pool, spa & related systems. Such inspection will state the current condition of these items but may not indicate the remaining useful life of such items & related systems. Soils/Geological/Structural Inspection. Licensed Geotechnical Engineers can reveal if the soil & terrain of the property is susceptible to damage, expansion, contraction, settlement, slippage, subsidence or other conditions. Such inspection can determine if the subject is strongly recommended to determine the structural integrity & safety of all.

11. PET URINE, STAINS & ODORS: If household pets are located on the property or if previous owners have maintained animals as pets on the property, there may be odors or stains in the property as a result of the animals or pets. Stains made by animals or pets are not always detailed by visual inspection. Moreover, a termite or physical inspection may not detect such stains as they may be in the underlayment beneath carpeted areas, hardwood floors, linoleum or other floor covering material. In the event that none of the inspections performed by the buyer or their inspectors for the property disclose any animal stains and/or odors on the property, buyer is assuming the risk that such stains and/or odors exist and may become apparent in the future. This also applies to smoker's odors.

12. FIREPLACES: Some areas of San Diego County, including but not limited to areas in Santee, Tierrasanta, Rancho Penasquitos and Rancho Bernardo and Oceanside, may have had builders who used Rampart General Fireplaces in some homes. Rampart General Fireplaces were pre-cast concrete fireplaces, brought to the site & erected instead of built at the site through masonry work. These fireplaces have been known to crack and repairs are limited & difficult. Many San Diego County fireplace inspectors, chimney sweeps & contractors will not attempt to repair the Rampart General Fireplaces. Repairs may be costly, if and when available. Sometimes these fireplaces must be completely replaced.

13. PROPOSED AIRPORT SITES: Numerous areas in San Diego County have been proposed as sites for future establishment or expansion of airport facilities. If you are concerned about whether a property is near any such proposed sites, contact San Diego County Airport Authority, Airport Planner, at 619-400-2478.

14. INVESTMENT PROPERTIES: Beginning January 1, 2013 a new 3.8% tax on some investment income & real estate sales will take effect. It is important that you seek advice from a tax specialist regarding this matter.

Buyer's Initials _____ / _____

Seller's Initials _____ / _____

