

**RECEIPT FOR DOCUMENTS**

**1323 F Street, Napa**

**Listing Agent: Scott Philip, Raleigh Real Estate**

In addition to the disclosures that Seller and Seller’s agent are providing, as set forth below, Sellers have obtained pre-sale inspection reports to better ascertain the condition of their own property. These inspections and reports were performed and created by independent persons or agencies. These reports often contain disclaimers that the reports are only for use by the persons ordering the reports. Reports are being transferred to the buyers for informational purposes only and are not intended to take the place of buyers’ own inspections of the property. The seller and seller’s broker and agents make no independent warrantee as to the completeness or accuracy of these inspections and reports. Buyers have the right to and are strongly advised by Svetlana Raleigh, Raleigh Real Estate (Broker) to order their own separate inspections.

The following documents pertaining to the above referenced property are hereby furnished in this transaction:

**Disclosures Items to the Buyer:**

- ♦ CAR Possible Representation of more than one Buyer or Seller
- ♦ CAR Statewide Buyer and Seller Advisory (12 pages)
- ♦ CAR Market Conditions Advisory (2 pages)
- ♦ CAR Supplemental Statutory and Contractual Disclosures
- ♦ CAR Seller Property Questionnaire dated 05/13/2015 (4 pages)
- ♦ CAR Real Estate Transfer Disclosure Statement dated 05/13/2015 (3 pages)
- ♦ TDS Inspection Attachment dated 05/13/2015
- ♦ CAR Listing Agent Visual Inspection Disclosure dated 05/13/2015 (3 pages)
- ♦ Agent’s Supplemental Visual Inspection Disclosure
- ♦ Residential Earthquake Hazards Report
- ♦ DisclosureSource NHD Acknowledgment of Receipt signature page
- ♦ Receipt of Homeowners Guide to the Environmental Hazardous and Earthquake Safety, and Home Energy Rating booklet
- ♦ CAR Lead-Based Paint Disclosure
- ♦ CAR Water Heater and Smoke Detector Statement Of Compliance
- ♦ Mold/Allergen Notice and Advisory
- ♦ CAR Carbon Monoxide Detector Notice
- ♦ CAR Megan’s Law Database Disclosure
- ♦ Notice to Buyers: Purchase Agreement May Not Remain Confidential
- ♦ CAR Notice of Your Supplemental Property Tax Bill
- ♦ Seller’s Affidavit of Non-Foreign Status (FIRPTA) and California Withholding Status
- ♦ Energy Commission Letter & Receipt Regarding Energy Commission New Duct Sealing Requirements (2 pages)

**Reports:**

- ♦ First American Title Company Preliminary Report dated 05/04/2015 (15 page file)
- ♦ County Assessor Parcel Map
- ♦ DisclosureSource CA Residential Property Disclosure Report dated 05/19/2015 (37 page file)
- ♦ Termite Inspections Report Prepared by Fungus Fighters dated 05/13/2015 ( 7 pages)
- ♦ Fungus Fighters Inspection Invoice
- ♦ Work Authorization Contract by Fungus Fighters dated 05/13/2015 (3 pages)
- ♦ Standard Notice of Work Completed by Fungus Fighters dated 05/15/2015
- ♦ Final on the Remodel work from building inspection record

Receipt of the documents indicated above is hereby acknowledged:

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer’s Agent: \_\_\_\_\_ Date: \_\_\_\_\_