

RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Document updated:
October 2017



ARIZONA
association of
REALTORS®
REAL SOLUTIONS. REALTOR® SUCCESS.

The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. By signing on page 7, you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, surveys, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

- As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto, plus fixtures and personal property described in the Contract.

3. **PROPERTY ADDRESS:** 1646 E. Hermosa Dr Tempe AZ 85282
(STREET ADDRESS) (CITY) (STATE) (ZIP)

4. Does the property include any leased land? ☐ Yes ☒ No

5. Explain: _____

6. Is the Property located in an unincorporated area of the county? ☐ Yes ☒ No If yes, and five or fewer parcels of land other than subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.

8. **LEGAL OWNER(S) OF PROPERTY:** JOHN & PEGGY S. WHISEN HUNT Date Purchased: 2/19/2011

9. The Property is currently: ☐ Owner-occupied ☐ Leased ☐ Estate ☐ Foreclosure ☒ Vacant If vacant, how long? SINCE 8/10/21

10. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)

11. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____

12. _____

13. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?

14. ☐ Yes ☒ No If yes, consult a tax advisor; mandatory withholding may apply.

15. Is the Property located in a community defined by the fair housing laws as housing for older persons? ☐ Yes ☒ No

16. Explain: _____

17. Approximate year built: 1969 . If Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.

18. **NOTICE TO BUYER:** If the Property is in a subdivision, a subdivision public report, which contains a variety of
19. information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona
20. Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov.

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Initials>

BUYER	BUYER



Residential Seller's Property Disclosure Statement (SPDS) >>

YES	NO	
21.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____
22.		
23.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware if there are any association(s) governing the Property?
24.		If yes, provide contact(s) information: Name: _____ Phone #: _____
25.		Name: _____ Phone #: _____
26.		If yes, are there any fees? How much? \$ _____ How often? _____
27.		How much? \$ _____ How often? _____
28.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any association fees payable upon transfer of the Property? Explain: _____
29.		
30.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any proposed or existing association assessment(s)? Explain: _____
31.		
32.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)? Explain: _____
33.		
34.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any of the following recorded against the Property? (Check all that apply):
35.		<input type="checkbox"/> Judgment liens <input type="checkbox"/> Tax liens <input type="checkbox"/> Other non-consensual liens
36.		Explain: _____
37.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any assessments affecting this Property? (Check all that apply):
38.		<input type="checkbox"/> Paving <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Other
39.		Explain: _____
40.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any title issues affecting this Property? (Check all that apply):
41.		<input type="checkbox"/> Recorded easements <input type="checkbox"/> Use restrictions <input type="checkbox"/> Lot line disputes <input type="checkbox"/> Encroachments
42.		<input type="checkbox"/> Unrecorded easements <input type="checkbox"/> Use permits <input type="checkbox"/> Other _____
43.		Explain: _____
44.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
45.		If yes, provide the name of the CFD: _____
46.		
47.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any public or private use paths or roadways on or across the Property?
48.		Explain: _____
49.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any problems with legal or physical access to the Property? Explain: _____
50.		The road/street access to the Property is maintained by the <input type="checkbox"/> County <input checked="" type="checkbox"/> City <input type="checkbox"/> Homeowners' Association <input type="checkbox"/> Privately
51.	<input type="checkbox"/>	<input type="checkbox"/> If privately maintained, is there a recorded road maintenance agreement? Explain: _____
52.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Are you aware of any violation(s) of any of the following? (Check all that apply):
53.		<input type="checkbox"/> Zoning <input type="checkbox"/> Building Codes <input type="checkbox"/> Utility Service <input type="checkbox"/> Sanitary health regulations
54.		<input type="checkbox"/> Covenants, Conditions, Restrictions (CC&R's) <input type="checkbox"/> Other _____ (Attach a copy of notice(s) of violation if available.)
55.		Explain: _____
56.		
57.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Are you aware of any homeowner's insurance claims having been filed against the Property?
58.		Explain: SEE ITEM 105- SEE ITEM 270 & INVOICE AND CLAIMS ADJUSTER ESTIMATE FOR REPAIRS TO DOWNSTAIRS BATHROOM.
59.		
60.		
61.		

NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner's insurance within 60 days after the effective date. Contact your insurance company.

BUILDING AND SAFETY INFORMATION

62.	YES	NO	ROOF / STRUCTURAL:
63.			NOTICE TO BUYER: Contact a professional to verify the condition of the roof.
64.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any past or present roof leaks? Explain: _____
65.			
66.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any other past or present roof problems? Explain: LOSS OF ONE ROOFING SHINGLE DURING MONSOON STORM.
67.			

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68. ☒ YES ☐ NO Are you aware of any roof repairs? Explain: COMPLETE RE-SHINGLE IN 1989. THE INVOICE AND WARRANTY MAY BE IN METAL TWO-DRAWER FILE CABINET AT HOUSE.

69. ☐ ☐ Is there a roof warranty? (Attach a copy of warranty if available.) UNKNOWN

70. ☐ ☐ If yes, is the roof warranty transferable? Cost to transfer _____

71. ☒ ☒ Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: ONE STEP TREAD BROKEN ON STAIRS LEADING FROM KITCHEN TO DOWNSTAIRS FAMILY ROOM.

72. ☐ ☒ Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: _____

73. ☐ ☐ Are you aware of any chimney or fireplace problems, if applicable? Explain: N/A

74. ☐ ☒ Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
☐ Flood ☐ Fire ☐ Wind ☐ Expansive soil(s) ☐ Water ☐ Hail ☐ Other _____
 Explain: _____

75. **WOOD INFESTATION:**

76. Are you aware of any of the following:

77. ☐ ☒ Past presence of termites or other wood destroying organisms on the Property?

78. ☐ ☒ Current presence of termites or other wood destroying organisms on the Property?

79. ☐ ☒ Past or present damage to the Property by termites or other wood destroying organisms?
 Explain: _____

80. ☐ ☒ Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?
 If yes, date last treatment was performed: _____
 Name of treatment provider(s): _____

81. ☐ ☐ Is there a treatment warranty? (Attach a copy of warranty if available.) UNKNOWN

82. ☐ ☐ If yes, is the treatment warranty transferable?

83. **NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history.**

84. **HEATING & COOLING:**

85. Heating: Type(s) HEAT PUMP

86. Approximate Age(s) 52 YRS

87. Cooling: Type(s) HEAT PUMP

88. Approximate Age(s) 52 YRS

89. ☒ ☐ Are you aware of any past or present problems with the heating or cooling system(s)?
 Explain: COMPRESSOR REPLACED AT LEAST TWICE. INSPECTED AND RECHARGED WITH FREON THIS SPRING (2021)

90. **PLUMBING:**

91. ☒ ☐ Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
 If yes, identify: I BELIEVE IT TO BE COPPER.

92. ☒ ☐ Are you aware of any past or present plumbing problems? Explain: DOMESTIC WATER LEAK UNDER SLAB IN KITCHEN. (2011) LEAK IN WATER LINE TO DOWNSTAIRS SHOWER. (2016)

93. ☐ ☒ Are you aware of any water pressure problems? Explain: _____

94. Type of water heater(s): ☐ Gas ☒ Electric ☐ Solar Approx. age(s): _____

95. ☐ ☒ Are you aware of any past or present water heater problems? Explain: _____

96. ☒ ☐ Is there a landscape watering system? If yes, type: ☐ automatic timer ☐ manual ☒ both

97. ☒ ☐ If yes, are you aware of any past or present problems with the landscape watering system?
 Explain: HASN'T BEEN USED IN YEARS. FRONT LAWN DISCONNECTED.

98. ☐ ☒ Are there any water treatment systems? (Check all that apply):
☐ water filtration ☐ reverse osmosis ☐ water softener ☐ Other _____

99. Is water treatment system(s) ☐ owned ☐ leased (Attach a copy of lease if available.)

100. ☐ ☐ Are you aware of any past or present problems with the water treatment system(s)?
 Explain: N/A



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YES NO

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161.**SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:**

Does the Property contain any of the following? (Check all that apply):

☐ Swimming pool ☐ Spa ☐ Hot tub ☐ Sauna ☐ Water featureIf yes, are either of the following heated? ☐ Swimming pool ☐ Spa If yes, type of heat: _____

Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?

Explain: N/A**ELECTRICAL AND OTHER RELATED SYSTEMS:**

Are you aware of any past or present problems with the electrical system? Explain: _____

Is there a security system? If yes, is it (Check all that apply):

☐ Leased (Attach copy of lease if available.) ☐ Owned ☒ Monitored ☐ Other _____Are you aware of any past or present problems with the security system? Explain: DISCONNECTED

Does the Property contain any of the following systems or detectors?(Check all that apply):

☐ Smoke/fire detection ☐ Fire suppression (sprinklers) ☐ Carbon monoxide detectorIf yes, are you aware of any past or present problems with the above systems? Explain: UNKNOWN**MISCELLANEOUS:**Are you aware of any animals/pets that have resided in the Property? If yes, what kind: DOGS & CATS

Are you aware of or have you observed any of the following on the Property? (Check all that apply):

☐ Scorpions ☐ Rabid animals ☐ Bee swarms ☐ Rodents ☐ Reptiles ☐ Bed Bugs ☐ Other: _____

Explain: _____

Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____

Name of service provider(s): UNKNOWN

Date of last service: _____

Are you aware of any work done on the Property, such as building, plumbing, electrical or other improvements or alterations or room conversions? (If no, skip to line 156.)

Explain: CARPORT ENCLOSED (1972-73?)WALK-IN SHOWER REPLACED BATHTUB UPSTAIRS.DOWNSTAIRS BATHROOM REMODELED - ADDED BATHTUB, NEW LAVATORY VANITY.Were permits for the work required? Explain: FOR THE CARPORT ENCLOSURE ONLY.If yes, were permits for the work obtained? Explain: CITY OF TEMPE BUILDING INSPECTOR

Was the work performed by a person licensed to perform the work? Explain: _____

Was approval for the work required by any association governing the property? Explain: _____

If yes, was approval granted by the association? Explain: _____

Was the work completed? Explain: _____

Are there any security bars or other obstructions to door or window openings? Explain: DOWNSTAIRS WINDOWSAre you aware of any past or present problems with any built-in appliances? Explain: REPLACED OVEN ANDRANGE TOP HEATING ELEMENTS. DATES UNKNOWN.

Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)

Explain: _____

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Initials>

BUYER

BUYER



Residential Seller's Property Disclosure Statement (SPDS) >>**UTILITIES**

162. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

YES NO

PROVIDER

163. ☒ ☐ Electricity: SALT RIVER PROJECT
164. ☐ ☒ Fuel: ☐ Natural gas ☐ Propane ☐ Oil
165. ☐ ☒ Cable / Satellite: DISCONNECTED
166. ☐ ☒ Internet:
167. ☐ ☒ Telephone: DISCONNECTED
168. ☒ ☐ Garbage Collection: CITY OF TEMPE
169. ☒ ☐ Fire: " " "
170. ☐ ☒ Irrigation:
171. ☒ ☐ Water Source:
172. ☐ ☐ ☒ Public ☐ Private water co. ☐ Hauled water CITY OF TEMPE
173. ☐ Private well ☐ Shared well If water source is a private or shared well, complete and attach
174. Domestic Water Well/Water Use Addendum.

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

178. ☐ ☒ Are you aware of any past or present drinking water problems? Explain:
179.
180. ☒ ☐ U.S. Postal Service delivery is available at: ☒ Property ☐ Cluster Mailbox ☐ Post Office ☐ Other
181. ☐ ☒ Are there any alternate power systems serving the Property? (If no, skip to line 190.)
182. If yes, indicate type (Check all that apply):
183. ☐ Solar ☐ Wind ☐ Generator ☐ Other
184. Are you aware of any past or present problems with the alternate power system(s)? Explain:
185.
186. ☐ ☐ Are any alternate power systems serving the Property leased? Explain:
187.
188. If yes, provide name and phone number of the leasing company (Attach copy of lease if available):
189.

NOTICE TO BUYER: If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

ENVIRONMENTAL INFORMATION

YES NO

192. ☐ ☒ Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
193. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Dampness/moisture ☐ Other
194. Explain:
195. ☐ ☒ Are you aware of any past or present issues or problems in close proximity to the Property related to any of
196. the following? (Check all that apply):
197. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other
198. Explain:
199.
200. **NOTICE TO BUYER:** The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at www.azre.gov.
201. ☐ ☒ Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
202. ☐ Airport noise ☐ Traffic noise ☐ Rail line noise ☐ Neighborhood noise ☐ Landfill ☐ Toxic waste disposal
203. ☐ Odors ☐ Nuisances ☐ Sand/gravel operations ☐ Other
204. Explain:
205. ☐ ☒ Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of,
206. or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?

Initials>

BUYER BUYER



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207. ☒ YES ☐ NO Are you aware if the Property is located in the vicinity of a public or private airport?
208. Explain: SKYHARBOR (PHOENIX) AIRPORT IS LOCATED 6.5 MILES AWAY.
209. **NOTICE TO SELLER AND BUYER:** Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer
210. if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated
211. on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record
212. a document at the County Recorder's Office disclosing if the Property is under restricted air space and to
213. maintain the State Land Department Military Airport Map on its website at www.azre.gov.
214. ☐ ☒ Is the Property located in the vicinity of a military airport or ancillary military facility?
215. Explain: _____
216. ☐ ☒ Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
217. ☐ Asbestos ☐ Radon gas ☐ Lead-based paint ☐ Pesticides ☐ Underground storage tanks ☐ Fuel/chemical storage
218. Explain: _____
219. ☐ ☒ Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
220. ☐ Superfund / WQARF / CERCLA ☐ Wetlands area ☐ Natural Area Open Spaces
221. ☐ ☒ Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
222. If yes, describe location: _____
223. ☐ ☒ Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
224. _____

225. **NOTICE TO BUYER:** Your mortgage lender [may] [will] require you to purchase flood insurance in
226. connection with your purchase of this property. The National Flood Insurance Program provides for the
227. availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding
228. in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance
229. Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in
230. changes to flood insurance premiums that are likely to be higher, and in the future may be substantially
231. higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result,
232. purchasers of property should not rely on the premiums paid for flood insurance on this property previously
233. as an indication of the premiums that will apply after completion of the purchase. In considering purchase of
234. this property you should consult with one or more carriers of flood insurance for a better understanding of
235. flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior
236. owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the
237. purchase of flood insurance for the property. You may also wish to contact the Federal Emergency
238. Management Agency (FEMA) for more information about flood insurance as it relates to this property.

239. ☐ ☒ Are you aware of any portion of the Property ever having been flooded? Explain: SEE ITEM 105
240. _____
241. ☒ ☐ Are you aware of any water damage or water leaks of any kind on the Property? Explain: SEE ITEM 105
242. _____
243. ☐ ☒ Are you aware of any past or present mold growth on the Property? If yes, explain: _____
244. _____

SEWER/WASTEWATER TREATMENT

245. ☒ YES ☐ NO Is the entire Property connected to a sewer?
246. ☐ ☐ If no, is a portion of the Property connected to a sewer? Explain: _____
247. _____
248. ☒ ☐ If the entire Property or a portion of the Property is connected to a sewer, has a professional verified the sewer connection?
249. If yes, how and when: THE ENTIRE SEWER LATERAL WAS REPLACED FROM HOUSE TO SEWER MAIN IN ALLEY WAY. CITY MUST HAVE INSPECTED OR MADE TIE-IN TO MAIN.
250. **NOTICE TO BUYER:** Contact a professional to conduct a sewer verification test.
251. Type of sewer: ☒ Public ☐ Private ☐ Planned and approved sewer system, but not connected
252. Name of Provider: CITY OF TEMPE

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Initials>

BUYER	BUYER



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YES	NO	
253.	<input checked="" type="checkbox"/>	Are you aware of any past or present problems with the sewer? Explain: <u>SEE ITEM 248</u>
254.	<input type="checkbox"/>	Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 267.)
255.	<input type="checkbox"/>	If yes, the Facility is: <input type="checkbox"/> Conventional septic system <input type="checkbox"/> Alternative system; type: _____
256.	<input type="checkbox"/>	If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
257.	<input type="checkbox"/>	If yes, name of contractor: _____ Phone #: _____
258.	<input type="checkbox"/>	Approximate year Facility installed: _____ (Attach copy of permit if available.)
259.	<input type="checkbox"/>	Are you aware of any repairs or alterations made to this Facility since original installation?
260.	<input type="checkbox"/>	Explain: _____
261.		
262.		Approximate date of last Facility inspection and/or pumping of septic tank: _____
263.	<input type="checkbox"/>	Are you aware of any past or present problems with the Facility? Explain: _____
264.		
265.		
266.		

NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality requires a Pre-Transfer Inspection of On-Site Wastewater Treatment Facilities on re-sale properties.

OTHER CONDITIONS AND FACTORS

267. What other material (important) information are you aware of concerning the Property that might affect the buyer's decision-making process, the value of the Property, or its use? Explain: _____

268. _____

269. _____

ADDITIONAL EXPLANATIONS

270. IN REFERENCE TO ITEM 105: WE CAN'T FIND ACTUAL INVOICES FOR WORK DONE IN

271. CONNECTION WITH WATER LEAKS IN KITCHEN AND DOWNSTAIRS BATHROOM. THEY

272. MAY BE ON SITE WITH OTHER DOCUMENTS THAT WERE IN A TWO-DRAYER METAL

273. FILE CABINET OR HAVE BEEN MOVED TO AN UPSTAIRS BEDROOM WITH OTHER

274. PERSONAL ITEMS.

275. _____

276. _____

277. _____

278. _____

279. _____

280. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges receipt of Residential Seller Disclosure Advisory titled *When in Doubt — Disclose*.

284. John Whisenhunt 8/26/21 Peggy Whisenhunt 8/26/21
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR
John Whisenhunt Peggy Whisenhunt

285. Reviewed and updated: Initials: _____ / _____
SELLER SELLER MO/DA/YR

286. **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to consider obtaining a home warranty protection plan.

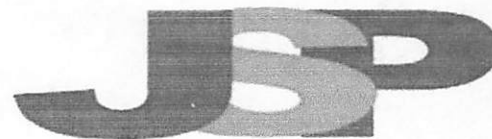
290. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1) the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender.

293. **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

295. _____
^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR



633 W 2nd Ave
Mesa, AZ 85210 United States
Phone: (480) 326-6959
Email: john@jsp-az.com



John Schroeder Plumbing LLC

Whisenhunt, John
1646 East Hermosa Drive
Tempe, Arizona 85282
760-681-6381
johnwhisenhunt@hotmail.com

Invoice # 4244
Invoice date 4/28/2016
Due date 5/1/2016
Amount due \$0.00

Whisenhunt, John
1646 East Hermosa Drive
Tempe, Arizona 85282

Qty	Name	Description	Rate	Amount
1	Service call	Fees related to repair of pipe inside of wall cavity behind fiberglass shower unit. Cut through fiberglass and made repair. Restored water to the home and there are no more leaks. (4/27/2016)	\$140.00	\$140.00
1	Miscellaneous	Materials used to repair copper pipe (4/28/2016)	\$24.86	\$24.86

Total \$164.86
Paid \$164.86
Amount Due \$0.00

Notes

ALL ATTACHED HAVE TO DO WITH
DOWNSTAIRS BATHROOM REPAIRS DUE
TO LEAKING PIPE TO SHOWER.
SEE SPDS ITEM 105.
CAN'T FIND INVOICES FOR ACTUAL WORK
DONE TO BATHROOM. JW

Terms

Due upon receipt



Brad Schultz 480-544-5838

Brad@Synergy-Restoration.com

633 W. 2nd Ave.
Mesa, AZ 85210

Main: 480-426-1970
Fax: 480-300-5339

www.Synergy-Restoration.com

LICENSED BONDED INSURED ROC285575

EIN #26-0826278

Allcat Claims Service, L.P.

16 Cascade Caverns Rd,
Boerne, TX 78015
866-625-5228

Insured: JOHN & PEGGY WHISENHUNT
Property: 1646 E HERMOSA DR
TEMPE MARICOPA COUNTY, AZ 85282
Home: 4724 AMBERWOOD CT
CARLSBAD, CA 92008

Home: (760) 729-1372
E-mail: JOHNWHISENHUNT@HOTMAIL.COM

Claim Rep.: Nathan Brooks
Business: P.O. Box 14266
Lexington, KY 40512-4266

Business: (800) 811-4832
E-mail: Nathan.Brooks@thehartford.com

Estimator: Jason Gall

Business: (602) 677-5501

Reference:
Company: Hartford Underwriters Insurance Company

Claim Number: PP0016780533

Policy Number: 55JB 297121

Type of Loss: Water Damage

Date Contacted: 4/26/2016

Date of Loss: 4/24/2016

Date Inspected: 4/28/2016

Date Received: 4/25/2016

Date Entered: 4/25/2016 9:36 PM

Date Est. Completed: 5/6/2016 6:55 AM

Price List: AZPH8X_APR16
Restoration/Service/Remodel
Estimate: JOHN & PEGGY_
WHISENH

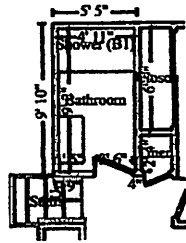
I have prepared an estimate to repair the damage related to your claim and a copy of this estimate is attached.

If your contractor has any questions about my estimate, please have the contractor contact The Hartford at 800-843-7006 for assistance.

Thank you for choosing The Hartford as your insurance carrier and I hope that I met your service expectations during my handling of your claim.

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**Bathroom****Height: 7' 10"**

131.24 SF Walls
176.43 SF Walls & Ceiling
3.50 SY Flooring
28.21 LF Ceil. Perimeter

45.19 SF Ceiling
31.51 SF Floor
12.23 LF Floor Perimeter

Door**2' 6" X 6' 8"****Opens into RECREATION_R**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. General Laborer - per hour									
2.00 HR	33.88	0.00	13.56	81.32	0/NA	Avg.	0%	(0.00)	81.32
Additional labor to move shower unit up/down sloped ceiling staircase.									
2. R&R Fiberglass shower unit - Standard grade									
1.00 EA	639.23	24.61	132.76	796.60	10/50 yrs	Avg.	20%	(147.00)	649.60
3. Shower door system - Detach & reset									
1.00 EA	72.40	0.00	14.48	86.88	0/NA	Avg.	0%	(0.00)	86.88
4. Content Manipulation charge - per hour									
1.00 HR	33.88	0.00	0.00	33.88	0/NA	Avg.	0%	(0.00)	33.88
5. Detach & Reset Shower faucet									
1.00 EA	62.73	0.00	12.54	75.27	0/20 yrs	Avg.	0%	(0.00)	75.27
6. Detach & Reset Light bar - 4 lights									
1.00 EA	37.26	0.00	0.00	37.26	0/20 yrs	Avg.	0%	(0.00)	37.26
7. Towel bar - Detach & reset									
1.00 EA	12.43	0.00	0.00	12.43	0/NA	Avg.	0%	(0.00)	12.43
8. Toilet - Detach & reset									
1.00 EA	196.44	0.00	39.28	235.72	0/NA	Avg.	0%	(0.00)	235.72
9. 1/2" drywall - hung, taped, ready for texture									
6.00 SF	1.35	0.21	1.66	9.97	0/150 yrs	Avg.	0%	(0.00)	9.97
Repair wall openings and around perimeter of existing shower footprint once removed.									
10. Texture drywall - machine - knockdown									
24.00 SF	0.34	0.06	1.66	9.88	10/150 yrs	Avg.	6.67%	(0.64)	9.24
Repair wall around perimeter of existing shower footprint once removed.									
11. Seal the surface area w/latex based stain blocker - one coat									
24.00 SF	0.41	0.12	1.98	11.94	10/15 yrs	Avg.	66.67%	(7.96)	3.98
Repair wall around perimeter of existing shower footprint once removed.									
12. Paint the walls - one coat									
131.24 SF	0.46	1.17	12.32	73.86	10/15 yrs	Avg.	66.67%	(49.25)	24.61
13. Baseboard - Detach and reset									
10.00 LF	1.80	0.02	3.60	21.62	0/NA	Avg.	0%	(0.00)	21.62
14. Paint baseboard - one coat									
12.23 LF	0.65	0.07	1.62	9.64	10/15 yrs	Avg.	66.67%	(6.43)	3.21
15. Interior door - Detach & reset - slab only									
1.00 EA	14.27	0.00	0.00	14.27	0/NA	Avg.	0%	(0.00)	14.27

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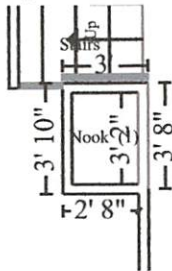
CONTINUED - Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
16. Clean floor									
31.51 SF	0.34	0.00	2.14	12.85	0/NA	Avg.	0%	(0.00)	12.85
Totals: Bathroom		26.26	237.60	1,523.39				211.28	1,312.11

**Recreation Room****Height: 7' 10"**

371.06 SF Walls	188.52 SF Ceiling
559.58 SF Walls & Ceiling	188.52 SF Floor
20.95 SY Flooring	45.88 LF Floor Perimeter
56.17 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into BEDROOM
Door	1' 7 5/16" X 6' 8"	Opens into LINEN
Door	2' 6" X 6' 8"	Opens into BATHROOM
Missing Wall	3' X 7' 9 15/16"	Opens into STAIRS

**Subroom: Nook (1)****Height: 6' 2"**

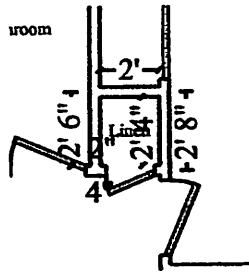
47.95 SF Walls	7.32 SF Ceiling
55.27 SF Walls & Ceiling	7.32 SF Floor
0.81 SY Flooring	7.78 LF Floor Perimeter
10.96 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	3' 2 1/8" X 6' 8 1/16"	Opens into RECREATION_R
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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
17. Clean and deodorize carpet									
195.84 SF	0.38	0.16	14.92	89.50	0/NA	Avg.	0%	(0.00)	89.50
18. Content Manipulation charge - per hour									
1.00 HR	33.88	0.00	6.78	40.66	0/NA	Avg.	0%	(0.00)	40.66
No visible damage observed to this room. Allow for cleaning of carpet as insured's daughter, Tiffany stated that the carpet in front of Linen closet and Bedroom was wet at time of water discovery.									
Totals: Recreation Room		0.16	21.70	130.16				0.00	130.16

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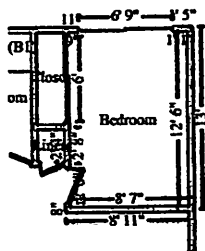
**Linen****Height: 7' 10"**

56.28 SF Walls
60.84 SF Walls & Ceiling
0.51 SY Flooring
8.56 LF Ceil. Perimeter

4.56 SF Ceiling
4.56 SF Floor
6.95 LF Floor Perimeter

Door**1' 7 5/16" X 6' 8"****Opens into RECREATION_R**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
19. Carpet pad - Standard grade									
4.56 SF	0.39	0.12	0.38	2.28	10/10 yrs	Avg.	80% [M]	(1.82)	0.46
20. Carpet - Detach & relay									
4.56 SF	0.50	0.01	0.46	2.75	0/NA	Avg.	0%	(0.00)	2.75
21. Clean and deodorize carpet									
4.56 SF	0.38	0.00	0.34	2.07	0/NA	Avg.	0%	(0.00)	2.07
Totals: Linen		0.13	1.18	7.10				1.82	5.28

**Bedroom****Height: 7' 10"**

245.75 SF Walls
352.65 SF Walls & Ceiling
11.88 SY Flooring
42.10 LF Ceil. Perimeter

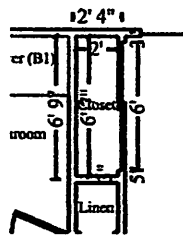
106.90 SF Ceiling
106.90 SF Floor
33.58 LF Floor Perimeter

Window**6' 9" X 4'****Opens into Exterior****Door****6' 5/16" X 6' 8"****Opens into CLOSET****Door****2' 6" X 6' 8"****Opens into RECREATION_R**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
22. Carpet pad - Standard grade									
62.50 SF	0.39	1.67	5.22	31.27	10/10 yrs	Avg.	80% [M]	(25.02)	6.25
23. Carpet - Detach & relay									
106.90 SF	0.50	0.17	10.74	64.36	0/NA	Avg.	0%	(0.00)	64.36
24. Clean and deodorize carpet									
106.90 SF	0.38	0.09	8.14	48.85	0/NA	Avg.	0%	(0.00)	48.85
25. Content Manipulation charge - per hour									
2.00 HR	33.88	0.00	13.56	81.32	0/NA	Avg.	0%	(0.00)	81.32
Totals: Bedroom		1.93	37.66	225.80				25.02	200.78

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**Closet****Height: 7' 10"**

93.31 SF Walls
106.27 SF Walls & Ceiling
1.44 SY Flooring
17.05 LF Ceil. Perimeter

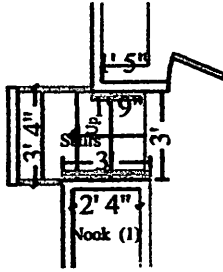
12.96 SF Ceiling
12.96 SF Floor
11.03 LF Floor Perimeter

Door**6' 5/16" X 6' 8"****Opens into BEDROOM**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
26. Carpet pad - Standard grade									
12.96 SF	0.39	0.35	1.10	6.50	10/10 yrs	Avg.	80% [M]	(5.20)	1.30
27. Clean and deodorize carpet									
12.96 SF	0.38	0.01	0.98	5.91	0/NA	Avg.	0%	(0.00)	5.91
28. Drywall - General Laborer - per hour									
1.00 HR	33.88	0.00	6.78	40.66	0/150 yrs	Avg.	0%	(0.00)	40.66
Additional labor to D&R wall mounted shelving braces to gain access for drywall repair.									
29. 1/2" drywall - hung, taped, ready for texture									
6.00 SF	1.35	0.21	1.66	9.97	0/150 yrs	Avg.	0%	(0.00)	9.97
Repair wall openings and around perimeter of existing shower footprint once removed.									
30. Texture drywall - machine - knockdown									
24.00 SF	0.34	0.06	1.66	9.88	10/150 yrs	Avg.	6.67%	(0.64)	9.24
Repair wall around perimeter of existing shower footprint once removed.									
31. Seal the surface area w/latex based stain blocker - one coat									
24.00 SF	0.41	0.12	1.98	11.94	10/15 yrs	Avg.	66.67%	(7.96)	3.98
Repair wall around perimeter of existing shower footprint once removed.									
32. Paint the walls - one coat									
93.31 SF	0.46	0.83	8.74	52.49	10/15 yrs	Avg.	66.67%	(34.98)	17.51
33. Paint baseboard - one coat									
11.03 LF	0.65	0.06	1.46	8.69	10/15 yrs	Avg.	66.67%	(5.80)	2.89
34. Bifold door set - (4 slabs only) - Double Detach & reset									
1.00 EA	26.03	0.00	5.20	31.23	0/NA	Avg.	0%	(0.00)	31.23
35. Paint wood shelving, 12"- 24" width - 1 coat									
13.66 LF	2.05	0.32	5.66	33.98	0/15 yrs	Avg.	0%	(0.00)	33.98
36. Content Manipulation charge - per hour									
1.00 HR	33.88	0.00	6.78	40.66	0/NA	Avg.	0%	(0.00)	40.66
Totals: Closet		1.96	42.00	251.91				54.58	197.33

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**Stairs****Height: Sloped**

37.38 SF Walls
53.89 SF Walls & Ceiling
2.52 SY Flooring
5.32 LF Ceil. Perimeter

16.51 SF Ceiling
22.67 SF Floor
4.94 LF Floor Perimeter

Missing Wall 3' X 8' Opens into RECREATION_R
Missing Wall 1' 6 1/4" X 8' Opens into Exterior
Missing Wall 2' 6 7/16" X 8' Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
No visible damage observed to this area.									
Totals: Stairs		0.00	0.00	0.00				0.00	0.00
Total: Main Level		30.44	340.14	2,138.36				292.70	1,845.66

General

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
37. Haul debris - per pickup truck load - including dump fees									
1.00 EA	103.49	0.00	20.70	124.19	0/NA	Avg.	NA	(0.00)	124.19
Totals: General		0.00	20.70	124.19				0.00	124.19

Labor Minimums Applied

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
38. Drywall labor minimum*									
1.00 EA	160.39	0.00	32.08	192.47	0/NA	Avg.	0%	(0.00)	192.47
Totals: Labor Minimums Applied		0.00	32.08	192.47				0.00	192.47
Line Item Totals: JOHN_ & PEGGY_WHISENH		30.44	392.92	2,455.02				292.70	2,162.32

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item